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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

08/03/2024

MRS Clare Quinn
9 / 605-611 Pittwater Road RD
DEE WHY NSW 2099
[REDACTED]

RE: Mod2024/0048 - 615 Pittwater Road DEE WHY NSW 2099

I strongly object to the amended plans on the following grounds.

1. Any privacy will be lost for immediate neighbours on May Road and in the townhouses - Personally I will have no privacy in my back garden or lounge room if the development is so close to my back fence and the proposed new height will mean I also have no privacy in my bedroom.
2. There will be a huge reduction of natural light into the townhouses and no winter sunlight from the modelling breaking the 3 hours minimum sunlight planning rule. The lack of natural light and sun will also kill off plants in my garden.
3. There will be an increase of noise pollution due to higher occupancy of these buildings.
4. The increased traffic and lack of parking will be a huge issue. We already have problems with lack of parking in the surrounding streets and the reduction of onsite parking in the development will only exacerbate this issue. There is already a lot of traffic on May Road especially at peak times making access to the slip road (Pittwater Road) more challenging, especially trying to exit the townhouse complex more difficult.
5. The building size and scale has increased from previous plans which is not in keeping with the surrounding buildings which are all low density. It will destroy the character of May Road and overshadow the townhouses. The building blocks are taller, wider, bigger and bulkier than any other building in the immediate area but quite some margin. Three times the size of adjoining townhouses. In addition, being so close to the boundary walls of the townhouses may compromise the structure of boundary walls and may cause possible land-slips.
6. The modification reduces the amount of foliage and soft landscape proposed in the original development, reducing the number of trees to be planted from 83 to 24. Whilst planting large trees would not be a sensible option, screening plants along boundaries of the site would go some way to aiding privacy but I note a lot of these have been removed.