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20/03/2024

MR Gregorio Dalusag
4 / 16 - 18 Dee Why PDE
Dee Why NSW 2099

RE: PEX2024/0002 - 10 - 12 Dee Why Parade DEE WHY NSW 2099

To the Assessment Officer
Planning Proposal application no (PEX2024/0002)
Site: 2,6 and 10-12 Dee Why Parade 2099, (part) lot 1 DP 1136948 and (part) 2 Clarence Avenue, DEE WHY NSW 2099

Dear Sir/Madam,

We are the residents/owners who live in Unit 4 16-18 Dee Why Parade in Dee Why and as you may be aware, we are the adjoining property to the proposed development project and the only residential building left on the block.

We are writing to formally submit our objections to the proposed development project.

1. Overshadowing

According to the applicant, under item 12.1.4 Overshadowing (Page 57-58) - the finding indicates that the additional height of the development does not substantially compromise the solar access of the adjoining building. Even with the proposed height increase, the surrounding buildings continue to meet the minimum statutory solar access requirements of the adjoining building which is 16-18 Dee Why Parade.

Comments:

It will have a significant effect on our building 16-18 Dee Why Pd in terms of energy efficiency.

With this additional height, it will significantly reduce sunlight exposure and have a negative effect on the natural light in all of the units on the western part of the building where the bedrooms & bathrooms are located, artificial lighting will be needed every day, leading to higher energy consumption and associated costs.

Furthermore, I have also taken photos of our hallway on the first floor & ground floor, the natural lights are enough for the residents not to turn on the lights to access the stairs going to the 1st and 2nd floor.

With their proposal of a 23m tall building at a 3m setback from our fence, the quality of light in this area will also be affected through needing to use the utility lights every day which will lead to a higher energy consumption. (Please refer to page 25 Figure 13 of their application)

2. Privacy

According at the applicant Figure 13 on page 25, its only 3m setback from our fence.

Comments:

An increase in neighbouring residents will compromise our privacy.

Please take note that bedrooms and bathroom are located on the western part of the building. The proposed development's height and proximity to my property will invading the privacy of my living space.

3. Traffic & Parking

Comments:

The increased traffic flow resulting from the proposed development could pose safety risks and parking congestion in our residential area, further impacting the convenience and safety of residents.

4. Property Value:

Comments: The adverse effects of the proposed development on my property, including overshadowing, noise pollution and traffic congestion, could potentially diminish the value of my home. It also effects my work from home because of the construction noise.

5. Vibration & Structural Damage:

Comments: Construction activities can result in direct structural damage to our building. This may occur due to excavation undermining the foundation of neighbouring structures, accidental collisions with construction equipment. Can the applicant guarantee and be responsible to any future damages in our building?

In conclusion, I respectfully request that the council carefully considers the concerns raised by the residents in 16-18 Dee Why Parade and takes the appropriate action to safeguard the well-being and interest of all stakeholders.

Thank you for your time and consideration.

Mr & Mrs Gregorio Dalusag