
From: Tom Purcell
Sent: 7/03/2024 3:44:12 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Att of Development Assessment - MOD2024/0048

Regarding the revised development application MOD2024/0048 for 11 May Road and 613 & 615 Pittwater Road Dee Why, I object due to several concerns:

1. Privacy destruction for immediate neighbours, with direct views into bedrooms, backyards, and compromising existing residents' amenity.
2. Loss of natural light into townhouses, specifically my ground level and courtyard during winter due to the increased size of the four-level 12-meter-high block B being just 3 meters from my fence, failing to meet the minimum 3-hour sunlight requirement.
3. Anticipated noise pollution from large occupancy of the proposed larger buildings.
4. Predicted traffic congestion and waste servicing issues due to the development, exacerbated by the already difficult and dangerous pedestrian navigation of May Road and the unaddressed dangers of the Pittwater slip road pinch point (blind corner with room for 1 car only, which pedestrians take a risk on every day).
5. The increased building height and bulk called for in this latest modification deviates from the low-density character of the immediate area, with the blocks significantly larger and taller than neighbouring structures.
6. Past accidents involving parked cars on May Road as well as the public using our visitor parking due to the current lack of street parking indicate that this situation will only worsen with the proposed development.

I advocate for the rejection of the new plans.

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8/605 Pittwater Road Dee Why