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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

11/03/2024

MR Benjamin Peletier
20 / 605 - 611 Pittwater RD
Dee Why NSW 2099

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

The proposed development severely compromises the privacy of neighbors on May Road and those living in nearby townhouses. With structures overlooking backyards and pool areas just a few meters away, the sense of privacy for current residents is significantly diminished. The design of the new buildings also threatens to block natural sunlight from reaching the townhouses, potentially violating the minimum requirement of three hours of sunlight during winter, as indicated by local planning guidelines.

The anticipated increase in occupancy due to the new buildings is likely to lead to higher levels of noise pollution, affecting the peaceful environment of the neighbourhood and making parking for both residents and visitors and even greater problem (already an issue now).

The boarding house is also expected to exacerbate existing issues with traffic and waste management, particularly during morning hours, which are already challenging for townhouse residents.

The revised designs show a considerable increase in the size and scale of the building, making it disproportionately large compared to other structures in a predominantly low-density area. Its height, width, and bulk exceed those of nearby buildings by a significant margin, being three times larger than the adjoining townhouses.

In conclusion, I believe the above merits the rejection and refusal of the new plans. This sentiment is shared by many residents who are keenly opposed to the development proceeding further.