10/03/2024

MR Mehul Patel
15 / 605 - 611 Pittwater Road RD
Dee Why NSW 2099
████████████

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

We are owners of unit 15. We moved into unit 15 as new owners in March 2023 and fully acknowledged and understood the previous court approved planning application for this site. We bought our property on the basis of the original court approved plans which we considered final.
We are therefore shocked and dismayed that the applicant has decided to submit new plans ignoring the very concerns raised concerns which were acknowledged by Northern Beaches planning authorities.
Our objections are based on the following major areas of concern:
1. The proposed development threatens my privacy and that of my immediate neighbours and residents on May Road as it allows for direct views into my property and garden backyards.
2. The plans raise a direct risk to natural light into my property and surrounding properties resulting in reduced light.
3. The increase in occupancy in the proposed buildings will lead to increased noise pollution, negatively impacting the quality of life for nearby residents.
4. The development will result in an increase in traffic congestion and waste management issues. The access areas are not fit for purpose and have not been designed to cope with the projected increase in traffic this development will create.
5. The proposed building is significantly bigger than previously agreed-upon size and scale and is completely out of character and compared to surrounding properties / buildings.
6. The new plans significantly reduce the landscape obligation for boarding houses.

In conclusion, I strongly urge the rejection and refusal of the new plans, a sentiment shared unanimously by concerned and shocked residents who are vehemently opposed to further progression of this development.

Regards

Mr Mehul and Mrs Sundhia Patel
15/605-611 Pittwater Road