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Sent: 9/03/2024 4:30:20 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

09/03/2024

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

Dear Council Members,

The construction of the new building will have significant impacts on our living environment, particularly in the following aspects:

* Objections in relation to design contrary to SEPP (Housing) 2021:

"25 (1) (d) for a boarding house on land in Zone R2 Low Density Residential or an equivalent land use zone-the boarding house will not have more than 12 boarding rooms"

How is it that Building D has 19 rooms, all rooms are listed to be double occupancy when the above standards appear to be required? The other buildings also exceed 12 rooms.

"25 (1)(h) each boarding room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, of at least the following-

- (i) for a boarding room intended to be used by a single resident-12m2,
- (ii) otherwise-16m2"

The applicants have stated on Pg 4 of the Statement of Environmental effects that "Each of the rooms continues to be double rooms" with an occupancy of 174 residents. Many of the rooms vary in size, but many are not over 13m2 and as such, would only be suitable for single occupancy.

"25 (2) Development consent must not be granted under this Division unless the consent authority considers whether-

- (a) the design of the boarding house will be compatible with-
- (i) the desirable elements of the character of the local area, or
- ii) for precincts undergoing transition-the desired future character of the precinct..."

The proposed building, given its size and magnitude, will undoubtedly cast a shadow over all residences in its immediate vicinity, extending even to the houses situated behind it, notwithstanding the natural slope of the block. Its sheer bulk will present an imposing presence and detract from the natural landscape, serving as a stark eyesore compared to the

surroundings.

* Personal Objections

Overshadowing and Privacy Concerns:

The proposed modification from the LEC approved documents 2021/101945 presents an immense impact stemming from the additional bulk, scale, and gross floor area (GFA), exacerbating overshadowing issues and significantly impinging upon the amenities of the residences at 605-611 to the south. The destruction of privacy for immediate neighbours on May Road and the townhouses is particularly concerning.

In the previous submission, the building's size and bulk were apparently deemed suitable, but the latest modifications have rendered it excessively large, resulting in a loss of privacy for neighbouring properties.

Specifically, the question arises: "Will there be some sort of permanent privacy screening to prevent overlooking into my living spaces and private open space (POS)?" This query underscores the necessity of ensuring privacy measures that were approved in the original plans but are seemingly absent in the current proposed modifications.

The absence of adequate privacy screening jeopardises the sanctity of living spaces and private outdoor spaces, impinging upon the fundamental rights of privacy and tranquillity for neighbouring residents. It is imperative to address these concerns promptly and implement measures to reinstate the privacy protections initially approved in the original plans.

Impact on Natural Light and Garden:

Furthermore, the impact of the proposed building extends beyond privacy concerns. The proposed building will obstruct sunlight during winter months, adversely affecting the growth cycle of plants in our garden. This loss of sunlight poses a threat to the sustainability of our natural features and impedes our ability to enjoy outdoor activities. We note the current proposal has reduced the number of trees and foliage to be planted from 83 to 24.

Additionally, as the proposed structure will lead to a reduction in natural light, this may contribute to the build-up of mould within our premises, posing risks to our health and the structural integrity of our property.

Concerns Regarding Overlooking Windows and Height Alterations:

The placement of windows overlooking into the yards raise significant privacy concerns, particularly for families with young children. We note that the increase in building height in the current proposal exacerbate this issue. The alterations in height, not accounted for in the original plans, directly impact the neighbouring residences which would be subject to increased intrusion, lack of privacy and security of living spaces. We urge the council to carefully review these height alterations and their implications and recommend appropriate measures be taken on any revised proposal to mitigate the adverse effects on affected residents.

Concerns on building density and impact on adjoining roads:

While close to Pittwater Road, the property adjoins a small two way road (May Road) and

what is effectively a one-way lane along Pittwater Road, which is already a hazard to vehicles and pedestrians (with a pedestrian fatality in 2018). Increased pedestrian activity, parked and driven vehicles in this area will only lead to further issues going forward, particularly with the increase in bicycles and electric bikes in the area.

In summary, we do not support the proposal. The above issues greatly impact our quality of life and the enjoyment of our property. We urge the council to carefully consider the implications of this building application and take appropriate measures to address the outlined concerns and those of our fellow residents.

Thank you for your attention to this matter.