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28/01/2021

MS CLARE HOLDER
5 / 65 PACIFIC PDE
DEE WHY NSW 2099
CLAREHOLDER@HOTMAIL.COM

RE: DA2020/1597 - 67 Pacific Parade DEE WHY NSW 2099

28 January 2021

OBJECTION SUBMISSION TO PROPOSED DEVELOPMENT

Attention: Anne-Marie Young
Application No: DA2020/1597
Address: Lot 25 DP 7002, 67 Pacifica Parade, DEE WHY

I am writing to you as the owner of Unit 5/65 Pacific Parade to strongly OBJECT to the proposed development application DA2020/1597.

As an owner in the building next to this proposed construction, I have serious concerns over the planning requirements and negative impact it is going to cause on our community. I object to the proposal for the following for the following reasons:

1. Building Compliance (Size)

This site is far too small to accommodate a construction of 30 units. We are one a similar size block of land and have only 9 units on our block and this comfortable. With 30 units within a close proximity will cause over usage of the communal areas and lack of social distancing will be applied. Give that we are in a pandemic this is not ideal. The proposed height of the building is not keeping in line with other surrounding buildings in the area.

2. Excavation Work

Significant demolishing and excavation work will be required as part of this construction into the rock on the site. There is a significant risk of that the excavation has the propensity to create damage from the vibrations and digging to neighbouring construction such as our unit block next door.

3. Privacy / Light

The proposal and the size of constriction will impinge on the boundaries of my property, impacting a significant amount of light which I currently get from the eastern boundary. I have a balcony which is East, South and West facing and therefore I am concerned on the lack of privacy I will have as the construction will on look onto my balcony. As a single female I wish to feel safe within my unit and do not wish to feel as if I can no longer use the courtyard on

looking onto the proposed construction.

4. Parking

Parking is not sufficient or compliant with the classification of a boarding house. We live on an extremely busy street in Dee Why, on a hill and with very close proximity to the traffic lights. The high density building with limited spaces for residents and for visitors is only going to exacerbate the parking and congestion issues we already face as a community today. Proposal of having a go/stop light system in a car park can only indicate one thing which is a car park underground at an extreme lower level which again causes me concerns with the excavation required underground to dig to the level underground required. No space for visitors or building manager either.

5. Noise

Due to the common area and open terrace at the rear of level 1 causes be great concerns of noise on our neighbouring building. Noise travels and with an over populated number of residents in communal areas this is only going to be an ongoing issue which is difficult to manage by the council and law enforcement for neighbouring community.

6. Environment

Concerned over the environmental impact of knocking down many trees and foliage in the neighbouring property, increasing the pollution building an oversized property in a very small restricted area.

In summary, this construction proposal is not compliant nor is it suitable for this locality. The council should be encouraged to address the existing parking and road safety issues prior to any consideration to high density contraction which will exacerbate to the problem.

Thank you for considering my objections to the proposed development.

Regards

Miss Clare Holder
Unit 5 / 65 Pacific Parade