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**Sent:** 18/05/2021 9:04:38 AM  
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18/05/2021

MR Mark Powl  
14 / 605 - 611 pittwater road RD  
dee why NSW 2099  
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**RE: Mod2021/0226 - 615 Pittwater Road DEE WHY NSW 2099**

Dear Lashta

Our position has been made very clear since the on-set of this over-proportioned and ridiculous development application. I once again express our very grave concerns in connection with the amended DA2018/1166 lodged by LEECH HARMON ARCHITECTS.

This is the view of all residents (many of them young families) in the townhouses immediately to the south of the proposed development in 605 to 611 Pittwater Road, but to also many immediate residents on May Road, Dee Why. We have gathered as a group on many occasions to discuss our concerns with this DA.

I outline my objections below:

1/ The building blocks are taller, wider, bigger, bulkier than any other building in the immediate area. In the middle of 1 to 2 storey family residences. The amended plans still demonstrate that these are still the biggest buildings not only within the immediate neighbours, but the entire May road / Moorilla Street precinct.

The building blocks are taller than the townhouses immediately to the south, even though the townhouses are on higher ground and elevation to start with - this makes no sense, displays total dis-regard to the undulating slope as it moves downwards from south to north. This makes the blocks stick out like eye-sores.

PLEASE REDUCE THE SIZE, SCALE AND DOMINANCE OF THIS DA WITH MORE SIGNIFICANT AMENDMENTS THAT ARE AMENABLE TO THE LOCAL CHARACTER OF THE AREA AND THE PEOPLE WHO LIVE THERE.

2/ the proposal has failed to properly recognize and respond to the challenges presented by the site, resulting in an out-of-context, unsuitable, incompatible and over -development, which severely impacts on the amenity and privacy of adjoining neighbours

3/ The amended plans are simply not significant enough in bulk, size, scale, height and landscaping to eradicate the concerns of local community and council. The amended plans are not a total 'ground-up' re-think of the site from the developer as strongly suggested from council on the original DA, merely minimal (not viable) attempt to downscale some elements of height / bulk.

5/ The blocks are too close to the southern boundary and is simply too tall !! Thus, all outdoor, courtyard and backyard areas at the rear of the townhouses on 605 Pittwater Road will be

significantly shaded for the vast majority of the day whereas at the present time sunlight reception is full 8 hours of daylight or more.

6/ Townhouses to the south whilst the courtyards or backyards are small, they are fine for young families, small children/infants to play and for adults to socialize in the open air - we currently enjoy this openness, access to blue sky and well-being. All of these courtyards are adequately landscaped and have native fauna and medium sized scrubs, trees.

THIS WILL BE DESTROYED WITH THE PROPOSED AMENDED DA AND ALL SENSE OF PRIVACY ERADICATED.

7/ The amended DA outlines changes to parking. But how are removalist vans going to work for this boarding house? If residents of the boarding house are moving in and out every 90/120 days or so, they are going to park their removalist vans/trucks in the single lane blocking traffic consistently and regularly in the Moorilla lane. As the plans stand - medium sized van/truck cannot fit into the underground car park and will just be parked outside on the lane. Given the transient nature of the residents this is going to happen to frequently and blocking access to Moorilla Lane and causing chaos at May Road/Moorilla Lane junction.

This amended DA should be rejected and have a total overhaul from the ground-up - this amended development should go no further

Yours truly,

Mark and Kate Powl