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From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: Friday, 30 August 2024 8:57 AM
To: DA Submission Mailbox
Subject: Online Submission

30/08/2024

MR Mark Wilson
12 Nalya RD
Narraweena NSW 2099
[REDACTED]

RE: DA2024/1009 - 67 Pacific Parade DEE WHY NSW 2099

To Whom It May Concern,

I am writing to oppose the proposed 30% height increase in the development application for DA2024/1009 67 Pacific Parade. This development will bring about numerous negative impacts on our community, particularly regarding traffic, pollution, aesthetics, and environmental health.

1. Disruption to School Drop-Off and Increased Traffic:

The additional height of the building will inevitably lead to a longer construction period, which will significantly increase traffic congestion in the area. This will be especially problematic during school drop-off and pick-up times, creating unsafe conditions for children and adding frustration for parents and other residents. The extended disruption caused by this unnecessary height increase is a major concern for all who live in and around the area.

2. Air Pollution from Split System Air Conditioners:

The proposed placement of mass split system air conditioning units directly opposite balconies and the nearby park is alarming. These units will emit substantial heat and air pollution, creating an unhealthy environment for families, children, and local residents who frequent the park. The impact on air quality is particularly concerning, as it could have long-term health implications for the community.

3. Eyesore and Lack of Genuine Affordable Living:

The proposed building will be the tallest on the street and in the surrounding area, making it a significant eyesore. Despite its height and luxury design, the development fails to provide adequate car parking or genuinely affordable living options. The inclusion of large three-bedroom apartments with high-end features does not align with the concept of affordable housing; rather, it appears to be driven by profit and greed. This development does not serve the needs of the broader community.

4. Lack of a Clear Shade Diagram and Environmental Impact:

The absence of a clear shade diagram in the development plans is concerning. Based on experience with existing buildings in the area, it is evident that a seven-level structure would cast significant shadows over neighbouring properties. This will lead to rotting soil, unhealthy plants, increased dampness, and reduced airflow, further degrading the living conditions for current residents. The environmental impact of such extensive shading is unacceptable and has not been adequately addressed by the developers.

Conclusion:

The proposed height increase will bring significant disruption to our community, including increased traffic, air pollution, an unsightly addition to the skyline, and negative environmental impacts. Furthermore, the development does not offer genuinely affordable living and is out of step with the needs and values of the community. I strongly urge the council to reject the height increase and require a development plan that prioritises the health, safety, and well-being of Dee Why residents.

Thank you for considering my submission.