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Sent: Saturday, 24 August 2024 11:13 AM
To: DA Submission Mailbox
Subject: Online Submission

24/08/2024

MR Antony Haddrick
12a / 1 - 5 The Crescenr CRES
Dee WHy NSW 2099

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

Concerns Regarding Proposed Height Increase:

Loss of Sunlight and Privacy:

The proposed additional 30% height increase will severely impact the amount of sunlight received on our balconies. The direct view of the elevator wall and air conditioning units will not only be an eyesore but will also significantly reduce the natural light that our unit currently enjoys.

The increase in building height will overshadow our living spaces, blocking sunlight, which is crucial for our comfort and quality of life.

Environmental Impact on Native Trees and Wildlife:

The increased height will negatively impact several mature native trees (Banksia, Syzygium, Jacaranda, and Waratah) on our property, which currently serve as vital habitats for native birds, possums, and bush turkeys. These trees rely on sufficient sunlight to thrive, and their loss would reduce the ecological diversity in the area.

The presence of these trees also supports local wildlife, including birds that feed on the insects, flowers, and fruits, contributing to the ecological health of our community. Reducing sunlight to these trees could jeopardize this delicate ecosystem.

Noise and Air Pollution:

The placement of air conditioning units and elevator shafts directly opposite our balconies is concerning. The noise pollution from these units, especially if they are split systems serving multiple bedrooms and living areas, will significantly impact our quality of life.

Furthermore, these units will emit substantial amounts of heat and potentially lower the air quality on our balconies, making them less enjoyable and potentially harmful to our health.

Insufficient Parking for Residents and Guests:

The development's provision of one parking space per three-bedroom unit, along with only two guest parking spaces, is inadequate. On weekends or public holidays, this will lead to severe congestion, as eight three-bedroom units are likely to have multiple vehicles and visitors.

Our current building already experiences parking shortages, and this development will exacerbate the problem, leading to potential disputes among residents over available spaces.

Extended Construction Disruptions:

Extending the construction period due to the increased height will lead to prolonged noise, traffic, reduced parking availability, and increased air pollution. This will cause significant disruption to the daily lives of current residents. Additionally, the construction period will likely deter visitors and create an ongoing nuisance for the community, extending beyond what would be necessary for a building adhering to the current 11-meter height limit.

Impact on Community Aesthetics and Airflow:

The proposed development will result in one of the tallest buildings in the area, disrupting the current skyline and altering the character of the neighborhood.

This increased height could also reduce natural airflow, which is important for maintaining air quality and comfort for existing residents.

Potential for Poor Plant Health in Landscaping Plans:

The proposed landscaping plan relies heavily on plants that require a minimum of six hours of sunlight. With the increased building height, achieving this level of sunlight will be challenging, potentially leading to poor plant health and failed landscaping efforts.

It is crucial to consider whether the planned plant species will thrive under the reduced light conditions created by the increased building height.

Conclusion:

Given the significant impact on our quality of life, local ecology, parking, and community aesthetics, I strongly urge the council to reject the proposed height increase in this development application. The current plans fail to adequately address the environmental, health, and community concerns that come with such an increase. I recommend the developers consider a revised plan that adheres to the existing height restrictions and better aligns with the community's needs and values.

Additional Points to Consider:

Ensure that the elevator shaft and air conditioning units are designed in a way that minimizes noise and air pollution.

Encourage the development of MRL (Machine Room-Less) elevators to reduce the height overrun and align with height restrictions.

Advocate for a comprehensive parking strategy that accommodates both residents and visitors to prevent parking congestion.

Next Steps

For a more detailed analysis of the landscaping and the specific sunlight requirements for the proposed trees, you can visit the provided link and review the landscape plan documents. If you need help interpreting these details, let me know, and I can guide you on what to look for.