

[REDACTED]

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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** Friday, 30 August 2024 2:53 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

30/08/2024

MISS Dani Arnott  
13 / 1 - 5 The crescent CRES  
Dee Why NSW 2099  
[REDACTED]

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

Hi,

I am writing against the new height development on 67 Pacific Parade.

The development's design reeks of luxury, prioritising private lobbies and car lift systems over features that would benefit the broader community. Dee Why is known for its eco-friendly approach and community spirit, yet this building disregards those values in favour of exclusivity and excess. The courtyard, for example, does not meet standards and lacks adequate sunlight, meaning that the current landscaping will likely fail, turning green spaces into wasted potential.

While new residents might be content with just two hours of sunlight, this is a huge reduction that will block sunlight for everyone else, including the native trees and animals that are vital to our ecosystem. The building's height increase is more than just 30%; it's a towering structure that will overshadow everything around it, damaging the environment and reducing the quality of life for long-term residents.

The courtyard in the floor plan fails to meet the necessary standards. With insufficient solar light reaching this area, the current landscaping will struggle to survive, making the design inefficient and environmentally unfriendly. Page 17 of the master plan shows the significant solar impact this towering building will have, further proving that this design is not aligned with the needs of the community.

The proposed building height exceeds what is reasonable, and the design does not respect existing rules. Instead of using more sustainable options like MRL (Machine Room-Less) elevators that don't require an elevator shaft, the design opts for something that pushes the building even higher. The placement of air conditioning units in a mass configuration is particularly concerning, as it will create a single point of pollution that negatively affects the park behind and nearby properties. On hot days, when other neighbours rely on the park for fresh air, they'll now face noise, heat, and pollution instead.

The proposal claims the building height will not cause significant view loss, but this is misleading. Both 65 Pacific Parade and 1-5 the crescent will lose five meters of view, which is substantial. The window design, which places bathrooms or bedroom side by side or facing brick walls, further diminishes the quality of life for nearby residents. This is not a minor issue; the building's 30% extra space is effectively adding a third of a new building, which is far beyond what the community should accept.

The additional time required to build this 30% extra height will be exhausting for the community. This project, aimed at accommodating only nine new residents, will disrupt over 50 families and many other locals in the area. The impact on the park, schools, local businesses like Coles, and traffic around Oaks Avenue will cause congestion across Dee Why for an extended period. Is it really worth sacrificing our community's well-being for the sake of nine new residents?

Let's focus on supporting the community, not just a few individuals.