

From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: Saturday, 24 August 2024 11:52 AM
To: DA Submission Mailbox
Subject: Online Submission

24/08/2024

MR Tom Ready
20 / 34 - 42 DeeWhy PDE
Dee WHY NSW 2099

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

To Whom It May Concern,

As a local builder with years of experience in this area, I am writing to express my strong objections to the proposed development application for 67 Pacific Parade Dee Why. The current plans are overly focused on creating luxury living spaces without due consideration for eco-friendly, family-oriented design, and the impact on the surrounding community.

1. Overemphasis on Luxury Living at the Expense of Eco-Friendliness:

The development appears to prioritize luxury features, such as large 3- and 2-bedroom apartments, without incorporating eco-friendly or family-oriented design elements. This approach overlooks the needs of the broader community, especially those who value sustainable living and maintaining a connection with the natural environment.

2. Removal of Mature Trees:

The plan to remove mature trees to make way for these apartments is deeply concerning. These trees are not only vital for the local ecosystem but also provide essential shade, habitat, and aesthetic value to the area. Removing them for the sake of oversized apartments disregards the importance of preserving our natural environment and supporting native wildlife.

3. Poor Elevator Shaft Design:

The design for the elevator shaft is particularly problematic. It will be an eyesore, clearly visible to surrounding neighbours, and will emit significant amounts of heat and air pollution. This not only detracts from the visual appeal of the neighbourhood but also creates a potential health hazard for those living nearby.

4. Significant Loss of Sunlight:

The proposed height increase will lead to a substantial reduction in sunlight for neighbouring properties. This lack of sunlight will make the environment darker and less pleasant, especially in the street and surrounding homes. The extended shadowing will also negatively affect the health of any landscaping efforts, which require full sunshine to thrive, ultimately impacting the aesthetic and ecological value of the area.

5. Extended Building Time:

The extended building time required for this increased height will disrupt the lives of local residents. The prolonged construction period will mean more noise, dust, and traffic, creating an ongoing nuisance that will significantly affect the current lifestyle of those living in the area.

6. Inadequate Landscaping and Support for Native Wildlife:

The landscaping plans are insufficient and do not account for the reduced sunlight due to the increased height. This will likely result in poor plant health and failed landscaping efforts. Furthermore, the removal of trees and the

reduction in sunlight will have a detrimental impact on the local ecosystem, particularly the native wildlife that depends on these trees and natural light for survival.

7. Invasion of Privacy:

The bathroom windows in the proposed design overlook neighbouring properties, raising serious concerns about privacy. This lack of consideration for the existing residents' privacy is unacceptable and further demonstrates the developer's focus on luxury features over thoughtful, community-oriented design.

8. Insufficient Parking and Traffic Disruptions:

The development provides an inadequate number of parking spaces for the size of the apartments. The resulting overflow of vehicles will lead to traffic congestion, especially during peak times such as school drop-offs and bin collection. This will exacerbate existing issues and create additional disruptions for local residents.

Conclusion:

The proposed development, as it currently stands, is overly focused on luxury features at the expense of eco-friendliness, community values, and sustainable living. I strongly urge the council to reject the height increase and require the developers to revise their plans to better align with the needs of the local community, including considerations for the environment, privacy, and quality of life.

Thank you