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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** Friday, 30 August 2024 11:12 AM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

30/08/2024

MR Jared Dean  
ST  
NSW  
[REDACTED]

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

To Whom It May Concern,

My name is Jared Dean, and as a soon-to-be new dad, I am deeply concerned about the proposed 30% height increase in the development application for 67 Pacific Parade. The impact this development will have on the park behind the property, as well as the surrounding community, is troubling and raises serious concerns for the future well-being of our neighbourhood.

**1. Impact on the Park and Environment:**

The park behind the proposed development is a cherished space for families, including my own. The removal of mature trees, which are home to native wildlife, will have a devastating effect on the local ecosystem. These trees provide crucial habitat for various species, and their loss will disrupt the delicate balance of our natural environment. Furthermore, the additional height of the building will block sunlight, negatively affecting both the park and the remaining vegetation. Without adequate sunlight, the health of the park and its trees will decline, reducing the quality of this vital community space.

**2. Air Conditioning Pollution and Noise:**

The placement of air conditioning units, particularly large split systems, directly opposite the park and nearby homes is extremely concerning. These units will emit heat, noise, and potentially harmful air pollution, degrading the air quality and tranquillity of the park. The constant noise from these units, especially during warm weather, will disrupt the peace that families and children expect when enjoying the park. As a soon-to-be parent, the thought of exposing my child to such an environment is unacceptable.

**3. Inadequate Parking for Large Units:**

The development plan for seven three-bedroom units, each with only one designated parking space, is woefully inadequate. With such limited parking, where will additional vehicles, guests, or even a second household car be accommodated? This lack of foresight will lead to increased congestion on the streets and make it even harder for residents and visitors to find parking. This issue is compounded by the inclusion of only two visitor parking spaces, which is clearly insufficient for a development of this size.

**4. Extended Build Time and Community Disruption:**

The additional levels proposed in this development will result in a longer construction period, leading to months of extended noise, dust, and disruption for local residents. The prolonged build time is an unnecessary burden on the community, particularly for those of us with young families. The inconvenience and stress caused by the ongoing construction will significantly affect our quality of life.

**5. Misaligned Design Priorities:**

Despite the 30% height increase, the development fails to meet essential courtyard requirements, choosing instead to include features like private lobbies and a car lift. This design does not reflect affordable living but rather caters to

a luxury lifestyle, further disconnecting it from the needs of the local community. The focus on high-end amenities over practical, community-focused design is out of touch with the realities of living in Dee Why.

6. Loss of Trees and Impact on Native Habitats:

The removal of trees as part of this development plan will have a lasting impact on the local wildlife that currently resides there. What will happen to the native species living in these trees? Their habitat will be destroyed, and there is no guarantee that new plantings will provide the same level of support for these animals. The environmental damage caused by this development could take years to repair, if at all.

Conclusion:

This proposed height increase is not in the best interest of the community or the environment. The impact on the park, the inadequate parking provisions, the extended build time, and the loss of natural habitats all point to a development that prioritises luxury over the well-being of local residents. I strongly urge the council to reject this proposal and demand a more responsible and community-focused design.

Thank you for considering my submission.

Sincerely,  
Jared Dean