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Sent: Saturday, 24 August 2024 12:23 PM
To: DA Submission Mailbox
Subject: Online Submission

24/08/2024

MS Amy Bell
10 / 37 Hurskbury AVE
Dee WHY NSW 2099

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

To Whom It May Concern,

I am writing to express my strong opposition to the proposed development at 67 Pacific Parade. Having grown up in Dee Why, I am deeply connected to this community, and I am concerned that this development fails to meet acceptable standards and will negatively impact the neighbourhood.

1. Inadequate Consideration of Neighbours:

The proposed additional height will result in direct overlooking into neighbouring properties, severely compromising the privacy of existing residents. The plan to provide only two guest carparks for multiple large three-bedroom apartments is also grossly inadequate. This lack of consideration for both parking and privacy highlights a design that prioritises luxury for new occupants over the well-being of long-term neighbours.

2. Destruction of Mature Trees and Impact on Wildlife:

The landscaping plans include the removal of mature trees that are vital to supporting our local wildlife. These trees are not only a key part of our community's natural environment but also require a minimum of six hours of full sunlight to thrive. The proposed building height will block this essential sunlight, putting both the trees and the wildlife that depend on them at risk. The design of this development appears to favour luxury features for new residents at the expense of the existing community's environmental and ecological well-being.

3. Increased Dampness and Reduced Sunlight on Pacific Parade:

The additional height of the building will block sunlight on Pacific Parade, increasing the dampness of the street. This will exacerbate existing issues, particularly the unpleasant odours that occur when it rains, and the street receives even less sunlight. The reduced sunlight will affect not just the trees and wildlife, but also the overall liveability of the area, making it less welcoming for residents.

4. Traffic Disruptions and Extended Construction Period:

Driving on Pacific Parade is already challenging during bin collection times. The proposed additional levels will lead to extended construction periods, which will create even more traffic disruptions during school drop-off and pick-up times. This prolonged construction will cause significant inconvenience and safety concerns for the community, all for the sake of an additional three bedrooms.

5. Poor Design and Impact on Neighbours:

The placement of bathroom windows directly facing neighbours' balconies is another example of poor design that prioritises luxury over community harmony. The developers have also chosen to hide air conditioning units and lift shafts across from the park, rather than making better use of the extra 30% height they are seeking. This design pushes the limits and, if approved, sets a dangerous precedent for high buildings that suffocate the local character and environment of Dee Why.

Conclusion:

This development proposal is poorly conceived, prioritising luxury features at the expense of the community's privacy, environmental health, and overall quality of life. I strongly urge the council to reject the proposed height increase and encourage a design that respects the needs and values of long-term residents.

Thank you for considering my submission.

Cheers,
Amy Bell