

From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: Friday, 30 August 2024 9:35 AM
To: DA Submission Mailbox
Subject: Online Submission

30/08/2024

MR Olivia Santa
347A Mona Vale RDS
St Ives NSW 2075

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

Submission Against Proposed Building Height Increase
To Whom It May Concern,

My name is Olivia Santa, and I have grown up in Dee Why, a place I deeply cherish for its natural beauty and community spirit. I am writing to strongly oppose the proposed 30% height increase in the development application for DA2024/1009 67 Pacific Parade. The proposed plans lack sufficient environmental consideration and threaten the well-being of our local ecosystem and community.

1. Lack of Environmental Consideration in Design:

Our community is home to a rich variety of native wildlife, including kookaburras, lorikeets, red wattlebirds, bush turkeys, noisy miners, and brush tail possums. These species thrive on the mature native trees in the area, such as those on the development site and neighbouring properties. The trees, including coastal banksia, water gum, swamp mahogany, and eucalyptus, require at least six hours of sunlight daily to remain healthy. The proposed height increase, without a clear shade diagram, raises serious concerns about the potential loss of sunlight to these trees. The lack of transparency on the exact environmental impact of the increased height makes it impossible to guarantee the health of these trees and the wildlife they support.

2. Inadequate Landscaping Considerations:

The landscaping plans currently include several plants that need more than three hours of direct sunlight to thrive, such as Myoporum, Syzygium, and Philodendron, among others. While these species may meet the requirements for a native garden, the additional height will likely reduce sunlight to a level that jeopardises their health. This, in turn, will affect the local ecosystem that relies on these plants, ultimately disrupting the natural balance in our community.

3. Removal of Mature Trees and Impact on Soil Quality:

The development plans call for the removal of mature trees that have been part of our community for over 20 years. These trees are essential not only for wildlife but also for maintaining soil quality. Their roots help stabilise the soil and prevent erosion. Even with replanting, it will take years for new trees to reach maturity and begin to support wildlife again, especially with the reduced sunlight caused by the increased height. This loss will have a long-lasting negative impact on our environment.

4. Poor Planning and Design:

The proposed development demonstrates poor planning, particularly regarding privacy and community integration. The design prioritises privacy for new residents while overlooking the privacy of long-term neighbours. Balconies and windows from multiple levels overlook neighbouring properties with inadequate privacy screening, compromising the quality of life for existing residents. Additionally, the design's emphasis on luxury features, such as exclusive lobbies for each apartment, is out of touch with the community's character. It is unacceptable that such

considerations are made while bathroom windows still look directly into neighbours' homes.

5. Concerns Over Air Conditioning Units and Environmental Impact:

There are also serious concerns about the placement of air conditioning units, which are positioned in ways that will affect the park behind the property and neighbouring homes. These units, especially when operating on hot days, will emit noise, heat, and pollution directly into the park, degrading the environment that families and locals enjoy. With the additional 30% height, there should have been adequate planning to fit these units in a less intrusive manner, rather than creating a situation where they become a mass filter of hot air and pollution for everyone else.

6. The Long-Term Impact on Our Community:

Allowing this much extra height will not only negatively affect the local environment but will also open the door for more tall buildings that will darken our streets and further harm the ecosystem. Dee Why is unique, and it would be deeply saddening to see our community transformed into something it is not, especially at the cost of our environment and the well-being of local families.

Conclusion:

The proposed height increase is poorly conceived and fails to consider the long-term impact on our community and environment. I urge the council to reject this application and demand a more thoughtful and environmentally responsible design that respects the character of Dee Why and the needs of its long-term residents.

Thank you for considering my submission.

Sincerely,
Olivia Santa