

From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: Friday, 30 August 2024 10:43 AM
To: DA Submission Mailbox
Subject: Online Submission

30/08/2024

MR Jamie Pellowe
1 / 14 Clifford AVE
Fairlight NSW 2094

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

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

My name is Jamie, and I am a local surfer with many friends and family in the Dee Why area. I am writing to strongly oppose the proposed 30% height increase in the development application for 67 Pacific Parade. This development raises serious concerns about parking, design, and its overall impact on the community and environment.

1. Parking and Traffic Concerns:

As someone who regularly drives around the area, I already find it incredibly difficult to park and navigate during peak times. The proposed design exacerbates these issues by offering only two visitor parking spaces for a development primarily consisting of three-bedroom units. On hot days, holidays, or when residents have guests, where will their friends, family, or even a second household vehicle park? This lack of parking is not only inconvenient but also contradicts the idea of "affordable living." Considering that each council payer is issued two parking permits, it's reasonable to assume that each three-bedroom unit will require at least two parking spaces. Yet, the design does not accommodate this basic need, prioritising exclusive features like a private lobby over practical community needs.

2. Disconnect from Community Design:

The development's design feels disconnected from the character of the area. The inclusion of a car lift instead of a properly designed car park is one example of how the development prioritises luxury over functionality. Additionally, the private lobbies lack the communal feel that fosters neighbourly interactions, which is a key aspect of the Dee Why community. The design also fails in terms of privacy, with windows and balconies overlooking neighbouring properties without adequate screening. Despite the 30% height increase, the design does not provide enough space to position windows in a way that respects the privacy of nearby residents.

3. Height and Environmental Impact:

The proposed height increase will result in the tallest building on the street, creating an eyesore and negatively impacting the surrounding area. The placement of the elevator shaft and air conditioning units opposite the park and nearby properties at 65 and 1-5 Pacific Parade is particularly troubling. These units will emit heat and air pollution, affecting the air quality and comfort of nearby residents. The developers have not clarified whether these are single units or large split systems, nor how many rooms they will service. This raises serious concerns about the health implications for neighbours and the environmental impact on the area. With the additional 30% height, it's baffling that the design couldn't incorporate these elements more thoughtfully to minimise their impact.

Conclusion:

The proposed height increase, and overall design of this development are out of touch with the needs of the Dee Why community. The lack of adequate parking, the disconnect from the area's character, and the environmental concerns all point to a development that prioritises luxury over practicality and community well-being. I strongly

urge the council to reject this proposal and demand a design that truly reflects the needs and values of the Dee Why community.