

**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** Friday, 30 August 2024 9:56 AM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

30/08/2024

MR Simon Ready  
16 / 1 - 7 Boronia ST  
Dee Why NSW 2099

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

To Whom It May Concern,

My name is Simon Ready, and I have lived on the Northern Beaches all my life. I enjoy riding my bike around the area and frequently visit friends on Pacific Parade. I am writing to express my strong opposition to the proposed 30% height increase in the development application for 67 Pacific Parade. This proposal poses serious concerns for the community, including traffic disruptions, environmental impacts, and the negative precedent it sets for the future of Dee Why.

**1. Road Disruptions and Traffic Congestion:**

The proposed height increase will lead to significant road disruptions and traffic congestion, particularly during peak hours for work, school, and bin collection. As someone who regularly rides around the area and visits friends on Pacific Parade, I am deeply concerned about the impact this will have on the ease of getting around. The extra levels mean a longer construction period, resulting in prolonged disruptions to traffic flow and an increase in congestion. This is particularly troubling given the already challenging traffic conditions during peak times.

**2. Unnecessary Height and Impact on Community Character:**

The proposed building will be the tallest on the street, standing out as an eyesore in a neighbourhood where buildings should complement the existing environment. The height is excessive for the land size and is clearly designed with lavish luxury in mind, rather than fitting within the character of the area. This is not a development that reflects the needs or the spirit of Dee Why; it is driven by greed and disregards the community's values. The nearby property at 65 Pacific Parade was able to meet all standards and accommodate a similar number of residents without resorting to such excessive height. This proposal, by contrast, would destroy the community feel and set a dangerous precedent for future developments.

**3. Environmental and Privacy Concerns:**

The proposed development shows a lack of consideration for environmental and privacy concerns. The removal of mature trees, which have been part of the local ecosystem for decades, will have a detrimental impact on wildlife and soil quality. These trees are home to native birds and animals and play a crucial role in maintaining the environmental balance in the area. Furthermore, the design fails to respect the privacy of long-term neighbours, with balconies and windows overlooking adjacent properties without adequate screening.

**4. Impact on Local Infrastructure and Long-Term Consequences:**

This development is not only inappropriate for the size of the land but will also place a strain on local infrastructure. The additional height will lead to increased demand for parking, further exacerbating traffic issues. The air conditioning units planned for the building, which are likely to emit heat and pollution, will negatively impact the nearby park and residential areas. The long-term consequences of allowing such a tall building in this location could change the character of Dee Why, making it harder for locals to navigate their own neighbourhood and enjoy the community they've always known.

Conclusion:

The proposed height increase is ill-suited to the land and to the character of Dee Why. It will create major disruptions, degrade the community environment, and set a precedent for future developments that are out of step with the area's needs. I strongly urge the council to reject this proposal and encourage a more appropriate development that respects the existing community and its values.

Thank you for considering my submission.

Sincerely,  
Simon Ready