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**To:** [DA Submission Mailbox](#)  
**Subject:** TRIMMED: Online Submission  
**Date:** Friday, 30 August 2024 6:07:33 PM

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30/08/2024

MR Eduardo Fritz  
3 / 65 - 65 Pacific PDE  
Dee Why NSW 2099  
[REDACTED]

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

30/08/2024

Re: DA2024/1009 - 67 Pacific Pde Dee Why NSW 2099

We are writing to formally object to the proposed development at 67 Pacific Pde, Dee Why, in its current form. We are the owners and residents of a unit situated at 65 Pacific Parade, and the proposed building site is situated eastern to our unit. Our concerns are as follows:

**Privacy - Cantilevered Balconies**

The proposed development includes cantilevered balconies where the long side faces North and the short side is open on the West. This design results in a direct line of sight into our property, particularly into our balcony and living areas. The openness on the West side of the balconies allows residents of the new building to overlook our private spaces, which poses a significant privacy issue and compromises the comfort and security of our unit.

We respectfully request that the design of the balconies be modified to address this concern. Specifically, we propose that the West-facing openings be enclosed or otherwise adjusted to prevent direct views into our apartment, ensuring that the privacy of existing residents is preserved.

**Privacy - Western-Facing Windows**

The design of the western-facing windows in the proposed building, which face directly towards our building, do not include privacy screens. This is particularly concerning if the windows in the proposed development align with windows in our apartment, as it would lead to a direct line of sight between the two buildings, further compromising our privacy. We strongly urge that privacy screens or other appropriate measures be implemented for these western-facing windows to prevent any direct views into our living spaces.

**Building Envelope - Setback and Height Concerns**

The close proximity of the proposed building to our own further exacerbates the privacy issues highlighted above. The setback of the building appears insufficient to maintain the necessary separation between properties, which is essential for preserving privacy and light. Additionally, the height of the proposed building seems excessive, potentially overshadowing our building and further diminishing our privacy.

We request that the building's setback and height be reviewed against the applicable standards to ensure that the development does not adversely impact the existing residents.

Thank you for your attention to these matters. We trust that the council will consider these concerns seriously when reviewing the development proposal.

Kind regards.