
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 6/08/2024 4:18:32 PM
To: DA Submission Mailbox
Subject: Online Submission

06/08/2024

MRS Hannah Holt
11 / 52 - 54 Oaks Avenue ST
Dee Wht NSW 2099
[REDACTED]

RE: DA2024/0936 - 45 Oaks Avenue DEE WHY NSW 2099

Dear Northern Beaches Council,

I am writing to formally object to the Development Application (DA) proposal for an apartment block planned to be constructed adjacent to my property, located on 43 Oaks Avenue (this is a double site and has addresses both on Oaks Av and Pacific Parade), Dee Why, 2099. As the owner and occupier of a flat on the ground floor of the building located north west to the proposed development site, I respectfully request amendments to the DA proposal. My outcome is to address several concerns regarding the impact of the proposed development on my property and its surrounding environment.

I propose the following amendments:

1. Decrease the height of the building by one floor
2. Eliminate the rooftop area with facilities
3. Increase the separation distance between the new building and my property
4. Preserve the large trees currently situated at the rear of the proposed development site
5. Reduce the depth of the underground parking

Justifications:

1. Impact on Sunlight and Natural Light:

* The height and proximity of the proposed building will significantly reduce the amount of natural light entering my garden. The shadow diagrams provided at pages 23-26 of Plans_Master_Set are inaccurate and highly underestimate the actual shadowing of the new proposal. This new building will reduce sunlight for more than three hours on June 21st, particularly in the morning, and even more hours in the other units particularly the ones adjacent to the building, drastically affecting living conditions and the overall access to sunlight for apartments in that building.

2. Privacy Concerns:

* The proximity of the new building's windows/walls to our property raises serious privacy issues for other tenants. Page 13 of the Plans_Master_Set inaccurately depicts the presence of tall trees between the buildings that would provide privacy. In reality, the trees are much shorter and do not offer the level of screening shown in the plan. The current proposal (page 10 of Plans_Master_Set) lists 5.7m as distance between buildings, which is much less than the recommended 12m distance between habitable rooms/balconies.

3. Noise from Rooftop Facilities:

* The design of the proposed building includes a rooftop area with BBQ and social facilities.

This introduces potential noise pollution in an otherwise quiet residential area, where none of the surrounding buildings features communal rooftop recreational spaces. This noise intrusion would adversely affect the peaceful living environment currently enjoyed by residents, impacting in particular my close property.

4. Impact on Scenic Views:

* The proposed building's height and design would obstruct the current view from some apartments, impacting the value of those apartments.

5. Preservation of Local Flora and Fauna:

* The large trees at the rear of the proposed development site are among the tallest in the area and support a variety of native bird species, including their nests. These trees are an important part of the local ecosystem and their removal would have a negative impact on local wildlife. They also provide a scenic view from my garden and reduce claustrophobia in an otherwise completely surrounded by buildings green space.

6. Potential Structural Concerns:

* The proposed deep excavation for underground garages so close to the border could potentially compromise the structural stability of my building. This is a significant concern that needs to be addressed to ensure the safety of existing properties. Vibrations and excavations could damage the soil and cause cracks in the close bricks.

7. Building Height and Aesthetic Harmony:

* The proposed building's height, which includes an additional floor and rooftop area, is significantly taller than the adjacent buildings. This disparity in height disrupts the architectural harmony of the surrounding area, characterised by shorter brick buildings with a distinct charm.

I respectfully request that the Council consider these points and amend the DA proposal accordingly. These adjustments will help mitigate the adverse effects on my property and the surrounding community, ensuring no overdevelopment, so that the new building is more in line with the existing residential character and environmental features.

Thank you for considering my objections.

Sincerely

Lewis and Hannah Holt