
Sent: 26/06/2015 9:02:52 PM
Subject: Online Submission

26/06/2015

MS Jo Thom
2 / 10 - 12 Oaks AVE
Dee Why NSW 2099

RE: PEX2014/0004 - 9 Howard Avenue DEE WHY NSW 2099

As local owners/ ratepayers of an apartment in the complex at 10-12 Oaks Ave in Dee Why, which sits directly adjacent to the Meriton building site, we would like to lodge our strenuous objection to the proposal by Meriton to amend the WLEP 2011 in order to allow greater development of 'Site B'.

The proposed Meriton development will overshadow and surround the property at 10-12 Oaks Avenue, Dee Why.

Our unit is located on the bottom residential level of the Oaks Ave, includes a courtyard and has no windows on the Western face of the building besides those which are currently overshadowed by the building itself, through which to allow natural light. Currently all of the light that the courtyard and unit receives comes from the north through the gap between the existing buildings, which will be filled by the proposed erection of a 69 - 78 metre building. The courtyard is quite private and secluded, with only a few balconies looking into it.

If the proposed development of eighteen stories goes ahead, this will cut off all natural light to both our courtyard and unit and those of our neighbours. This will immediately impact on our health and well being by reducing the natural light in our entire apartment and outdoor living space. And is likely to kill all plants that have been cultivated in the garden of all residents at 10-12 Oaks Ave. It will also significantly increase our cost of living due to higher heating and lighting costs and drastically reduce the resale value of the property. This is discounting the dramatic decrease in privacy caused by an additional eighteen floor's worth of balconies overlooking our living space.

We strongly encourage that this development be limited to a maximum of five stories or 21-24metres, in line with the current building it will be encircling and the WLEP2011.

Additionally, the land value of of property at 10-12 Oaks Avenue, in particular, will be significantly impacted. In the six years between the 1 July 2007 and 1 July 2013 the land value of this property in particular, has plummeted by approximately 1.5 million dollars, according to the information listed on the Warringah Council website. With the significant increase in the height of the surrounding buildings (from 27metres to 78 metres) the value of the land and our apartment, is likely to be detrimentally effected.

In addition to the impact that this will have on our own personal circumstances, the proposed change will have significant impact on the traffic through Oaks and Howard Avenues (in particular) which already struggle to cope with the current traffic volume. By increasing the number of residences and businesses in the immediate area, the proposed changes risks the safety of the local community through an increase in traffic and traffic-related accidents and pollution.

Dee Why is known and experience by many of the local residents as having a community village-like atmosphere, if the proposed changes are allowed, this will almost certainly change. Currently, the vast majority of Dee why is medium density housing. this rapid shift to high density housing with irreversibly alter the dynamics of the entire community.

Kind Regards,

Jo Thom and Angela Williams