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To: DA Submission Mailbox
Subject: Online Submission

02/08/2024

MR Lukas Krummer
16 / 52 - 54 Pacific PDE
Dee Why NSW 2099

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

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.

Impact on Scenic Views:

* The proposed building's height and design would obstruct the current view from my apartment, which includes the blue sky and the scenic hills of North Dee Why. This loss of view would diminish the aesthetic and value of my property.

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.

Potential Structural Concerns:

* The proposed deep excavation for underground garages so close to the border could potentially compromise the structural stability of our 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.

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.