
From: Elise Marlin
Sent: 31/07/2024 11:24:46 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: RE: DA 2024/0936 - 45 & 45a Oaks Avenue, Dee Why

Dear Council,

I express my concerns with the recent DA (DA2024/0936) in regards to the proposed 12 apartments being built at 45 Oaks Avenue, Dee Why below;

- At a glance the shadowing diagram provided in the DA seems far from accurate. 43 Oaks Avenue and 52 Pacific Parade will be dramatically effected by the construction of this building almost completely losing any sense of natural light from the East. This affects all of 43 Oaks Avenue from their main source of natural light and will completely shade all their balconies and living windows (Main source of light) as the proposed development is set to stand a whole level and a half taller than our block. The shadowing will also affect the balconies/living spaces on the rear of 52 Pacific Parade (Which also sits on the same strata scheme 5858)
- The car spaces provided seem inadequate for the amount apartments/bedrooms they have proposed, which will then contribute to the congestion on Oaks Avenue.

Can they also please provide acoustics for the stacked car spaces and turntable. As the proposed stacked car spaces look like they will sit right on the boundary of our land and therefore the noise will likely effect all residents of 43 Oaks Avenue.

- In addition to the above, are they allowed to dig right to the perimeter of their land? Can they confirm how long excavation will take? as well as the construction?
- In terms of "Affordable Housing", what do they mean by this, at what price will the apartments be offered to the market or will it be like social housing?

I completely understand growth and the need for additional housing, but the proposed works will have a massive impact on our properties and their liveability. I would propose the development is reviewed and potentially minimised so we as neighbouring residents are not at such a loss and living in homes that have no light.

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Kind regards,

Elise Marlin
8/43 Oaks Avenue, Dee Why NSW 2099
