
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 28/12/2024 3:23:04 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

28/12/2024

MR Benjamin Sheppard
7 / 30 Pacific AVE
Dee Why NSW 2099

RE: DA2024/0597 - 21 Oaks Avenue DEE WHY NSW 2099

Hello, I am writing to you in objection of the proposed seven-storey development at the above address. I am the owner of Unit 7, 30 Pacific Parade, which is located on the third floor on the northern side of our apartment block. Our apartment is an open-plan living, having our bedroom, kitchen, bathroom and living space northerly facing. This means that our entire living space faces the north and directly overlooks the site at 21 Oaks Avenue.

Our key concerns with the proposed development include:

- The proposed development will directly overlook our apartment living quarters from the proposed third floor to the proposed seventh floor. The proposed structure will have windows and balconies directly overlooking our space and essentially removing all privacy.
- The overshadowing diagrams clearly demonstrate that the proposed structure will have a significant impact on the amount of sunlight we receive into our apartment. As a result of the development, we will have no direct sunlight from dawn to around 3pm. This will have a hugely negative impact to our property and we are quite concerned.
- We believe that the reduction in outlook, sunlight and privacy as a result of the development to be far too significant to be approved. Based on the rendered 3D models, shadow diagrams and proposed floor plans, we believe that our unit will be most affected and we hope that council can hear our concerns during the assessment of the application.
- To be clear, we are not opposed to development at the site. We are opposed to the tower at the rear of the site which has a significantly detrimental impact to our unit building.