
Sent: 13/07/2019 8:48:40 PM
Subject: Online Submission

13/07/2019

MR David Martin
35 / 880 - Lvl 4 Pittwater RD
Dee Why NSW 2099
david.martin.cpa@gmail.com

RE: DA2019/0505 - 876 Pittwater Road DEE WHY NSW 2099

This is the second massive development after the recent Meriton Development. We the residents and owners of sp76355 (the oaks building) have valid and important concerns that council must ensure are given serious consideration and our rights are not infringed on. I have listed five of these.

1) Damage to our building. The proposed development site will be built up to our building wall and the associated ground works and pile driving shaking will certainly cause damage to our building. We demand council and developer guarantees compensation for all damage caused to our building. We still have damage unresolved from Meriton works on the other side.

2) Limit to noise and work hours. The residents have endured years of noisy work during Meritons construction. This was often late into the evening and on weekends. We will be one of the most affected residents and plead for council to enforce 8am to 5pm work hour restrictions every week day and no work on weekends. We have babies trying to sleep one rendered brick wall away from the proposed development site. We demand suitable alternate accommodation be provided free of charge for sp76355 residents on every day these work hours cannot be met.

3) Oaks avenue traffic is already at capacity as traffic into the Meriton development and shops has created two new driveways with constant traffic flow. the proposed 78 apartments and shops is right on the intersection with Pittwater Road and would add too many more cars within meters of the main intersection, an area already jammed with traffic during the day. The road physically couldn't handle traffic into and out of a development of that size.

4) Since Meriton was built, we now get no sunlight in winter and limited hours in Summer - our heating bills have more than doubled directly because of this - I am very disappointed in NB council for allowing that to happen. Now the remaining westerly afternoon sun would be totally blocked and leave us with total shade on a lot of the residents in our building. It is unacceptable for council to allow taking all the sunlight from another group of residents already living in the area and leaving them in the cold shade.

5) My understanding of Dee Whys watercourse/stormwater drainage in and around our building is that we are in the flood zone due to a natural water course. A four story deep car park will plug this water course and further I understand council has incomplete records of the drainage diagrams in the area and we could reasonably be concerned about numerous chances of major flooding causing immediate damage to property and major foundation damage to our building which would be disastrous.

NB council has relied too heavily on developing this part of Dee Why and the residents do not deserve what could be 5 straight years of heavy construction work around them and associated unbearable and unreasonable noise in their homes. We also have grave concerns for the damage further construction in the area will have on our building. Please ensure these concerns are not allowed happen.

Sincerely
David Martin