
Sent: 20/01/2025 11:03:46 PM

Subject: DA2024/0597– Demolition works and construction of Shop top Housing, 21 Oaks Avenue (“Site”).

Attachments: DA20240597 (Council Copy).docx;

Please see attached submission in relation to the above DA.

Kindest regards,

Wyndham Cramer
257/28 Oaks Avenue Dee Why

Attention – Development Assessment

DA2024/0597– Demolition works and construction of Shop top Housing, 21 Oaks Avenue (“Site”).

The Site is currently occupied by a Bakery, Restaurant, Tobacconist, Chiropractor, Therapeutic Centre and Remedial Massage Provider. The DA proposes that the existing structures of The Site be demolished to facilitate the construction of a shop-top housing development across seven levels. The new building will comprise 1 retail tenancy, 2 commercial offices and 22 residential apartments (10 x 1-bedroom units, 10 x 2-bedroom units and 2 x 3-bedroom unit).

There will be an impact to all residents of the Meriton Lighthouse from this DA due to severe Traffic Congestion.

The proposed development will be served by a total of 28 off-streetcar parking spaces over 3 basement parking levels comprising 18 resident spaces, 4 visitor spaces, 2 retail tenant spaces and 4 commercial tenant spaces. At present the site is a choke point for traffic flowing either way on Oaks Avenue due to being in front of the Loading Dock of the Lighthouse, the entrance to the Woolworths Carpark and Resident Car Park. The traffic flows either way is further impeded because of the pedestrian crossing connecting foot traffic between the Dee Why Town Centre and the Dee Why Markets. This has a detrimental effect on the vehicle access to the Post Office, Church and Primary School located in Oaks Avenue. The introduction of 22 residential apartments, 1 retail tenancy and 2 commercial offices will bring in at least 50 vehicles permanently to this section of Dee Why and worsen the traffic congestion. Please note that the Oaks Street Car Park Entrance is the most convenient way to enter the Lighthouse when heading North from the City via Pittwater Road or from the West via Warringah Road.

In addition the proposal adds to the current congestion caused by delivery vehicles servicing businesses located in numbers 33(Dee Why Market), 23 (Active Fitness, the Optometrist and the Café), 21 (The Site) and 19 (Community Bank) by proposing that, as per the current arrangement, delivery vehicles will temporarily park in the vicinity of the site along the Oaks Avenue frontage.

There are other reasons that affect residents of the Lighthouse such as shadows from the seven-storey high rise, loss of direct sunlight, the poor aesthetics of the design and the loss of amenity in the area.

Due to the abovementioned reasons, I submit that the council does not approve the DA.

Wyndham Cramer -257/28 Oaks Avenue Dee Why.