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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 24/01/2025 4:03:13 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

24/01/2025

MRS Bethan Mang  
256 / 28 Oaks AVE  
Dee Why NSW 2099  
[REDACTED]

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

I wish to express concern against this development.  
Oaks Avenue has been chaotic and hugely impacted by the building work already taking place on the corner of Oaks and Pittwater Road, severely impacting pedestrians and traffic and making the conditions dangerous and congested.

Considering the congestion and traffic issues this area already faces, the plans of this development to increase residential apartments bringing further traffic to this concentrated area, are absolutely going to cause severe problems affecting flow of traffic, not just along Oaks Avenue but this also then impacts Pittwater Road at this junction and makes this whole area congested and dangerous. The area is already a bottle neck as there is a delivery area attached to the Meriton with trucks and cars constantly going in and out, numerous businesses in that area receiving deliveries with trucks driving and parking along that area of the street. There are three pedestrian crossings in this small area, which are already dangerous as there is not a clear line of sight for motorists to see pedestrians. The cars parked all along the street cause visual blind spots for both motorists and pedestrians and the crossings further slow down traffic and cause traffic build up which extends to Pittwater Road.

The use of Oaks Ave from Pittwater Road towards the beach is the main access point for entry into the Meriton building, used not just by the residents but also locals accessing businesses and services in the area.

It is also the main access to the council car park, the post office and the school, so attracts large volumes of traffic for those facilities as well as out of area visitors to the beach as this is the most direct route for many.

Aside from the safety and congestion aspects affected negatively by this proposed development, the impact this new structure would have on the area would cause apartments situated on the other side of the road to be overshadowed by a higher structure. This would create a loss of sunlight to those affected and poor aesthetics.

Please look closely at the detrimental affects this development would have on the area, particularly in terms of traffic, safety and ability of everyone to access amenities in this area.

Thank you.