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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 8/07/2024 2:36:49 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

08/07/2024

MRS Rhiannon Nevin Dolan  
273 / 16 Oaks Avenue ST  
Dee Why NSW 2099

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

Dear Assessing Officer,  
Having only just received the letter of intent for the proposed development at 21 Oaks Avenue, LOT 10 , shop top housing, I am writing to express our opposition.

Specifically for our unit, the current plans will:

- obstruct our current view from our terraced winter garden, which is the main reason we purchased our property.
- introduce multiple levels of apartments that have direct visibility into our child's bedroom and onto our terrace. Which we feel is an invasion of our privacy.
- increase traffic noise, idling traffic waiting to enter/exit the woolworths/apartment complex parking directly outside of our apartment which already contends with heavy traffic flow on Oaks Avenue.

We are not opposed to increased housing in the area or at this specific site, however the scale and total number of apartments should be reduced to an equal amount to the dwellings directly alongside 21 Oaks Avenue. There also should be consideration for existing residents on Oaks Avenue who have purchased properties for their natural light, privacy and aspect. New developments should not completely obliterate that.

I look forward to a response and monitoring this application as it progresses. Many thanks to the Council Officers in advance.

Kind Regards.