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Sent: 19/06/2024 8:59:04 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

19/06/2024

MR Ben Sheppard
7 / 30 Pacific PDE
Dee Why NSW 2099

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

Dear Adam,

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.

Besides the immediate concerns to the community, our key concerns with the proposed development include:

- The proposed development will directly overlook our apartment living space from the proposed third floor to the proposed seventh floor. The proposed structure is very imposing and will essentially remove all privacy we have.
- 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.
- 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.

Notwithstanding the above, the proposed development poses a dangerous precedent for development approvals along Oaks Avenue, which directly impacts the residential community along Pacific Parade. The documentation provided within the application regarding podium heights does not take into account the residential properties impacted by the increased height, as their examples are for structures which do not have adjoining residential building.