

**Subject:**

Objection Submission for Application Number DA2024/0597

**Date:**

Monday, 1 July 2024 4:50:18 PM

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Dear Mr Adam Croft

We are writing to you in objection of the proposed seven-storey development at 21 Oaks Avenue DEE WHY NSW 2099. We just received NBC's letter on the matter, asking us for submission feedback before 25 Jun 2024.

We understand from the NBC website that *this application is not currently within the official exhibition period, or does not require public exhibition. But you can still make a submission to the application which will be considered by Council, if received prior to the determination of the application. If you do wish to make a submission please send via email to [Council@northernbeaches.nsw.gov.au](mailto:Council@northernbeaches.nsw.gov.au) quoting the relevant application number.*

Hence our email to you today Mon 01 Jul 2024.

We are the owners of [REDACTED], which is a 1st floor apartment with an open terrace – we are located a few meters away from the proposed development.

We are not opposed to development at the 21 Oaks Avenue site per se. But we are strongly opposed to the tower at the rear of the site which has a significantly detrimental impact to our building (SP), to our unit, to the area and to the community.

Based on the rendered 3D models, shadow diagrams and proposed floor plans:

- Our 2 Main Objections are:

- 1) The size and height of the tower will greatly negatively reduce (if not totally kill) access to sunlight to our entire SP building (and therefore to our unit), which in turn will result in a darker, colder, sun-deprived unit (and terrace), which will create a whole lot of new issues for us, including potential mould and increased energy expenditures (particularly in winter), to name a few. This will not be fair to us, existing residents.
- 2) The size and height of the tower will greatly negatively reduce (if not totally kill) our privacy and that of our neighbours in [REDACTED]. And this will not be fair to us, existing residents.

- Additional Objections:

- 3) The size and height of the tower is not consistent with the current low-height design of this section of Oaks avenue.
- 4) Oaks avenue is already a very busy and crowded area in terms of road traffic and parking. The size and height of the tower (and therefore the unusually high number of dwellings in that tower) will add even more traffic and parking pressure, which will make life even more difficult for the local community.
- 5) In addition, 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.

As a conclusion, the proposed development (and its obstructive tower height and size) poses a dangerous precedent for development approvals along Oaks Avenue, which directly negatively impacts the local residential community.

A tower height and size similar to that of our [REDACTED] would be acceptable, more reasonable and fairer to existing residents of the area. We have all spent money purchasing our units based on current/existing buildings and outlook, and having this monstrous tower (in height and size) will definitely negatively affect the value of our properties (for the reasons mentioned above), which again is not fair to us, existing residents.

We sincerely hope NBC will take our feedback into account when reviewing this development application.

Like we said at the start of this message, we are not opposed to development at the 21 Oaks Avenue site per se. But we are strongly opposed to the height and size of the tower at the rear of the site which has a significantly detrimental impact to our building (SP), to our unit, to the area and to the community.

Thank you.

Regards

- [REDACTED]

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