
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 6/08/2024 9:20:23 PM
To: DA Submission Mailbox
Subject: Online Submission

06/08/2024

DR Andrea Tabacchini
10 / 43 Oaks AVE
Dee Why NSW 2099

RE: DA2024/0936 - 45 Oaks Avenue DEE WHY NSW 2099

Dear Northern Beaches Council,

I am writing to formally object to the DA2024/0936 proposal for an apartment block planned to be constructed adjacent to my property, located at 10/43 Oaks Avenue, Dee Why, 2099. As the owner and occupier of a flat on the top floor of the building located west to the proposed development site, I respectfully request amendments to the DA2024/0936. My outcome is to address several concerns regarding the impact of the proposed development on my property and its surrounding environment.

I propose the following amendments:

1. Decrease the height of the building by one floor
2. Eliminate the rooftop area with facilities
3. Increase the separation distance between the new building and my property
4. Preserve the large trees currently situated at the rear of the proposed development site
5. Reduce the depth of the underground parking

Justifications:

1. Impact on Sunlight and Natural Light:

* The height and proximity of the proposed building will significantly reduce the amount of natural light entering my apartment. The shadow diagrams provided at pages 23-26 of Plans_Master_Set are inaccurate and highly underestimate the actual shadowing effects to my living room, bedroom, bathroom and balcony. This new building will reduced sunlight for more than three hours on June 21th in my living room, particularly in the morning, and even more hours in the other rooms and in the balcony, affecting drastically my living conditions and the overall access to sunlight of my apartment which is mainly from that direction.

2. Privacy Concerns:

* The proximity of the new building's windows/walls to my living room, bedroom, bathroom windows and balcony raises serious privacy issues. Page 13 of the Plans_Master_Set inaccurately depicts the presence of tall trees between the buildings that would provide privacy. In reality, the trees are much shorter and do not offer the level of screening shown in the plan. The current proposal (page 10 of Plans_Master_Set) lists 5.7m as distance between my living room and the kitchen of apartment 203, which is much less than the recommended 12m distance between habitable rooms/balconies. The limited space between the new building and my property will hinder the planting of adequate screening vegetation.

3. Noise from Rooftop Facilities:

* The design of the proposed building includes a rooftop area with BBQ and social facilities. This introduces potential noise pollution in an otherwise quiet residential area, where none of the surrounding buildings features communal rooftop recreational spaces. This noise intrusion would adversely affect the peaceful living environment currently enjoyed by residents, impacting in particular my close property.

4. Impact on Scenic Views:

* The proposed building's height and design would obstruct the current view from my apartment, which includes the blue sky and the scenic hills of North Dee Why. This loss of view would diminish the aesthetic and value of my property.

5. Preservation of Local Flora and Fauna:

* The large trees at the rear of the proposed development site are among the tallest in the area and support a variety of native bird species, including their nests. These trees are an important part of the local ecosystem and their removal would have a negative impact on local wildlife.

6. Potential Structural Concerns:

* The proposed deep excavation for underground garages so close to the border could potentially compromise the structural stability of my building. This is a significant concern that needs to be addressed to ensure the safety of existing properties. Vibrations and excavations could damage the soil and cause cracks in the close bricks of my property.

7. Building Height and Aesthetic Harmony:

* The proposed building's height, which includes an additional floor and rooftop area, is significantly taller than the adjacent buildings. This disparity in height disrupts the architectural harmony of the surrounding area, characterised by shorter brick buildings with a distinct charm.

I respectfully request that the Council consider these points and amend the DA2024/0936 proposal accordingly. These adjustments will help mitigate the adverse effects on my property and the surrounding community, ensuring no over-development, so that the new building is more in line with the existing residential character and environmental features.

Thank you for considering my objections. I look forward to your response.

Sincerely,
Andrea Tabacchini and Stefania Barsanti