
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 17/01/2025 2:17:18 PM
To: DA Submission Mailbox
Subject: Online Submission

17/01/2025

MR Richard Winckles
577 / 16 Oaks AVE
Dee Why NSW 2099

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

15/01/2025

To: DA Submission Mailbox
From: Mr Richard Winckles 577/16 Oaks Ave, Dee Why NSW 2099
RE: DA2024/0597 - 21 Oaks Avenue DEE WHY NSW 2099
Dear Assessing Officer,

I am writing to express our opposition to the proposed development at 21 Oaks Avenue, LOT 10, Sec 15 DP8172 - construction of shop top housing.

My wife and I live on the top floors of 16 Oaks Ave which are levels 5 and 6. The current plans will obstruct our current view from inside our apartment and from our terrace and the top floors of the new apartments will invade our privacy and impact the reasonable enjoyment of our home.

The development will increase traffic to a part of Oaks Ave that is already very busy, sometimes dangerously so, which has already experienced numerous crashes and near-misses. There is a lot of traffic waiting to enter or exit the retail and apartment complex parking (more than 500 spaces) directly opposite this proposed development and outside of our apartment. This part also already contends with heavy traffic flow on Oaks Avenue with cars entering Oaks Ave from Pittwater Water to head East to other Dee Why streets or to the beach and traffic waiting for the lights to change exiting Oaks Ave to enter Pittwater Road. There is also waiting traffic in relation to pedestrians using the pedestrian crossing which is very heavily used including to the medical centres either side of this development. The further addition of traffic when the Havana building at 8 Oaks Avenue is completed will already exacerbate this problem as the Havana building has more than 70 apartments and 12 retail with associated parking.

I am not opposed to building on this site at 21 Oaks Ave, but I oppose the scale, number of levels and total number of apartments and believe the number of levels should be reduced. There should be consideration for existing residents on all sides of the development who have purchased properties for their natural light, privacy and aspect and safety . New developments should not obliterate that.

I look forward to a helpful response to this objection as the application progresses. Many thanks to the Council Officers and others in advance.

Kind Regards.

Richard Winckles