
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 7/08/2024 8:13:39 PM
To: DA Submission Mailbox
Subject: Online Submission

07/08/2024

MS Lauren Speed
5 / 43 Oaks Avenue ST
Dee Why NSW 2099

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

Dear Sir/Madam,

I am writing to formally object to the development proposal DA2024/0936. As a resident of 43 Oaks Avenue, Dee Why, 2099. I have serious concerns regarding the potential impact this development will have on our community and quality of life. My objections are based on the following reasons:

Inadequate Parking: The proposed development does not provide sufficient parking for the number of residents that will realistically occupy this address. The inadequacy of parking facilities will likely lead to increased congestion in the surrounding streets, posing a safety risk to pedestrians and creating a significant inconvenience for current residents. Our area already experiences parking shortages, and adding more residents without proportional parking spaces will exacerbate this issue.

Impact on Natural Light and Privacy: The height of the proposed building is a major concern as it will drastically reduce the natural light available to our building. This reduction in natural light will not only affect the aesthetic and living conditions of our homes but also potentially lead to increased energy consumption as residents may need to use artificial lighting more frequently. Additionally, the height and proximity of the new building will intrude upon our privacy, as windows and balconies will overlook our living spaces, compromising our ability to enjoy our homes in comfort and seclusion.

Noise Pollution from Proposed Rooftop Area: The inclusion of a rooftop area in the development plans is likely to increase noise pollution in our neighborhood. Rooftop spaces often become social hubs, which can lead to frequent and loud gatherings. The noise generated from such activities will disrupt the peace and quiet of our residential area, particularly during evening and nighttime hours when residents expect tranquility.

Concerns About the Excavation Process: The excavation required for this development raises significant concerns due to the vibration it will cause, especially given its close proximity to our building. There is a real risk that these vibrations could lead to structural damage to our homes. Past experiences with nearby construction projects have demonstrated the potential for such harm, and we are deeply concerned about the integrity of our building and the safety of its residents.

We hope Northern Beaches Council can consider the significant negative impacts this

development will have on our community. The proposed project, in its current form, does not align with the values of maintaining the quality of life and preserving the environment that our council upholds.

Thank you for your attention to this matter. I trust that my objections will be given due consideration.

Yours sincerely,
Jack Silburn and Lauren Speed.