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To: DA Submission Mailbox
Subject: Online Submission

24/01/2025

MR Stephan Mang
256 / 28 Oaks Avenue AVE
Dee Why NSW 2099
[REDACTED]

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

Subject: Opposition to Proposed Development on Oaks Avenue

I am writing to express my strong concerns regarding the proposed development on Oaks Avenue.

This area is already facing significant challenges due to ongoing construction at the corner of Oaks Avenue and Pittwater Road. The current building work has created dangerous and congested conditions for both pedestrians and motorists, severely impacting traffic flow and safety in the vicinity.

The addition of more residential apartments in this concentrated area will inevitably exacerbate these issues. Increased traffic from new residents and visitors will worsen congestion not only on Oaks Avenue but also at the busy junction with Pittwater Road, which already operates as a bottleneck.

Several factors compound the existing problems:

- **Delivery Traffic:** The Meriton complex and nearby businesses rely on a delivery area that sees constant movement of trucks and vehicles, leading to frequent blockages and further congestion.
- **Pedestrian Crossings:** There are three pedestrian crossings within this small stretch of Oaks Avenue, which are already hazardous due to limited visibility for motorists caused by parked cars and obstructions. These crossings further slow traffic and create dangerous situations for pedestrians.
- **High Traffic Volume:** Oaks Avenue is the primary access route for key facilities, including the council car park, post office, and school. It is also the main entry point for Meriton residents, local business patrons, and visitors accessing the beach. This high level of usage will only worsen with additional development.

Beyond traffic and safety concerns, the proposed structure would negatively impact the local environment and community. A taller building would overshadow apartments on the opposite side of the street, reducing natural light and diminishing the overall aesthetic of the area.

I urge you to thoroughly evaluate the detrimental effects this development would have on

traffic, safety, accessibility, and the community's quality of life. It is crucial to consider the long-term consequences of this proposal on an already strained area.

Thank you for your attention to these concerns.

Regards

Stephan Mang