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02/04/2024

MS Robin Anderson
1059 / 1 - 5 Dee Why PDE
Dee Why NSW 2099

RE: PEX2024/0002 - 10 - 12 Dee Why Parade DEE WHY NSW 2099

I wish to object to the Planning Proposal application (PEX2024/0002) which seeks to amend the current WLEP.

The proposed development does NOT occur within the identified 'Dee Why Town Centre', and as such the current Medium Density residential development zoning, and existing height restrictions, should be retained. The transition from the open spaces of Dee Why lagoon to the town centre is effectively accomplished by the existing WLEP. The current zoning and height restrictions will enable additional Senior's housing, while still maintaining the aesthetics of the local area, avoiding dangerous precedent setting and harmful impacts on density, traffic, the environment, and residential amenity.

As a resident of 1 Dee Why Parade, my unit is located 1 level above street level and predominantly within the laneway between 1&5 Dee Why Parade. The only blue sky and greenery I can see from my unit is restricted to the laneway opening, and the proposed 32m building would completely obliterate all natural amenity from my residence, while significantly reducing natural airflow and the amount of natural light available. The Meriton building is a prime example of the impact on airflow with the area now a significant wind tunnel. The proposed development, with multiple levels of units proposed opposite mine, would also impact on available privacy. Mobile telephone reception is already poor in my unit being surrounded (approximately 300 degrees) by concrete. The addition of the proposed building, blocking the remaining 60 degrees of open airspace, is likely to make reception issues significantly worse.

The ingress and egress from the residential car park for 1-5 Dee Why Parade, is via 1 way traffic flow on Dee Why Parade (2 arrowed lanes) which already requires significant detour to access and is subject to significant congestion, as the right lane can only turn right onto Pittwater Road, and the left lane can only go left or straight ahead into the Kingsway, with this lane regularly backing up as the left turning vehicles have to contend with the well-used pedestrian favoured crossing, severely restricting the movement of cars who wish to travel either left or go straight ahead. The addition of construction vehicles and increased residential traffic will only make this already congested intersection impossible to navigate.

A development of the size proposed in such close proximity to Dee Why Lagoon, a wildlife refuge and conservation area supporting threatened species and ecological communities, is certain to have environmental impacts from the effects of construction, changed stormwater profiles, and increased public usage with the increase in population. Development in proximity to this important wetland area needs to be modest and mindful of this delicate ecosystem. Furthermore, I suspect that a 9 storey tall seniors high rise would pose health and safety risks for both the residents and emergency services personnel, who would need to assist in an evacuation, should a fire or similar emergency warrant a shut down of the lifts and require

evacuation of 9 levels of older and often physically compromised residents, via stairways. For the above reasons, I strongly recommend that Council reject the Planning Proposal application (PEX2024/0002) and the site-specific amendment to Warringah Local Environmental Plan 2011 (WLEP 2011) to increase the maximum height of buildings permitted on the site from 12 and 13 metres to 32 metres at the corner of Dee Why Parade and Pittwater Road, and 23 metres across the remainder of the site.