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02/04/2024

MS Kerri Johnston
2071 / 1 - 5 Dee Why PDE
DEE WHY NSW 21002099
[REDACTED]

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

I have no objection to the development of the site for the purposes of Senior Accommodation, however I do object to a site specific amendment to Warringah Local Environmental Plan 2011 (WLEP 2011) to increase the maximum height of buildings permitted on the site. Parts of this application, if approved, will result in buildings which are over double the current permitted height.

The description in the Locality section of the Application/Proposal is grossly misleading when it refers to Surrounding Deveolpment. Specifically, it states "Directly to the south, the site interfaces with the dynamic Town Centre. This vibrant commercial heart includes shop-top housing, scaling up to 9 stories, and the Lighthouse by Meriton-a 17-storey mixed-use development at the junction of Pittwater Road and Howard Avenue." The Meriton complex is a block away and the 17 storey component of that is set well back from the street. The height of the complexes in the area bounded by Dee Why Parade and Howard Parade are lower and more in keeping with what is described as medium density.

I note other submissions make reference to the loss of sunlight and views, privacy and the impact on property values in the immediate, surrounding locations and will not repeat them here. In the main, I agree with those comments.

The area has been limited to 12-13 meters in height under the WLEP 2011. I believe that requirement should be adhered to and it is incumbent upon the council to do so when many residents purchased their homes knowing those restrictions were in place. It should only be in extraordinary circumstances that council ignores that guideline. The RSL built the original accommodation knowing those restrictions were in place and should be required to adhere to them.

That being said, I reiterate that 32 meters is excessive and is not consistent with a gradient approach to building heights leading to the Town Centre on that lower or eastern side of Pittwater Road. That portion of the application is opposed. An increase to 23 meters over the entire site may be more in keeping with community expectations and while opposed at this time should be considered with amended plans.