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22/03/2024

MR Alexander Farncomb
9 / 20 - 22 9/20-22 DEE WHY PARADE ST
DEE WHY NSW 2099

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

To Whom It May Concern,

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

The current plan is meticulously designed concerning the allowable height limits. The transition from the open spaces of Dee Why lagoon to the town centre is effectively accomplished by the existing WLEP. A clear and logical progression is evident as one proceeds past the lagoon, Hawkesbury Ave, and then Dee Why Parade into the gateway of Dee Why. Dee Why Parade serves as a logical transition point between the various height limits. The applicant argues that the site-specific amendment will 'harmonise with the surroundings'. However, a change to the WLEP will result in the exact opposite of this.

The surrounding residences will be adversely impacted by any increase in height limits on this site. For instance, residences to the east rely on the afternoon sun for solar access. This will be compromised with any alteration to the WLEP and cannot be seen as a positive outcome.

The club explicitly states in its proposal that the request to more than double the current height restrictions on the site aims to increase profits. Overdevelopment of a site not located in the town centre and proximate to Dee Why lagoon to boost Club profit is not a valid reason to rezone this area.

The report frequently references aligning the height with 1 Dee Why Parade (point 4.3.2). This site is situated within the town centre with a height cap of 27m. The proposed development, however, is not in the town centre and seeks an even higher limit of 32m. There is no mention of the Clarence Ave side of the development site, which has a cap of 12-13m. A development ranging from 23-32m signifies a substantial increase in height and is not proportional to the height in Clarence Ave.

Point 12.1.3 asserts that the proposed development does not detract from the visual quality of the area. The accompanying photos (Fig. 24) are captured from behind a tree at a location north of the proposed site on Clarence Ave. If these photos were taken from a position in Clarence Ave adjacent to the site, it would demonstrate that the visual impact would indeed be significant. The addition of 51 new dwellings to an already congested corner will exacerbate the traffic issues in this area of Dee Why. This is a notably busy area due to the RSL, altered

traffic conditions at the beach affecting Clarence Ave, and the Coles loading dock. Point 12.2 concludes that the proposed development will have a negligible traffic impact, which is unsubstantiated.

I strongly urge the Council to reject this proposal. The site area has more than doubled, and the number of dwellings has increased by almost 55% since the Club's initial submission in 2022. This does not represent an improvement. Seniors' living can be adequately accommodated within the current WLEP without compromising the amenity of local residents.

If the proposal is approved, it will set a precedent for similar extensions of height limits on the eastern and southern sides of Dee Why's town centre.