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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
**Sent:** 29/03/2024 4:40:11 PM  
**To:** DA Submission Mailbox  
**Subject:** Online Submission

29/03/2024

MR Shad Kaberna  
1093 / 1 - 5 Dee Why PDE  
Dee Why NSW 2099

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

I am an owner/occupier of a unit that faces the site being considered in Application Number: PEX2024/0002.

Should Council approve this application, this area of the neighborhood will lose the character, green canopy, and skyline that is currently being experienced by those of us that live in the area.

My strategy in acquiring my residence considered the fact that my property borders another with building-height restrictions, and thus includes the site dynamics I've mentioned. This provides a certain amount of equity to my property, as it would do so for others with Northeastern facing aspects. I find it unfair that height restrictions could be amended only for an equity element to be removed from ourselves and then given to others (as the new development would assume to have units that then border restricted zones). Given the current state of inflation and the recession risk, it is hard to accept that Council could assist in diminishing our net worth by changing laws and restrictions that would decrease our property values.

To be clear, I am not against a development that meets current restrictions, but a development the size of what is being applied for would remove the site dynamics I previously listed. I trust Council to make a fair decision that considers their constituents that currently live in the area.

Regards,  
Shad Kaberna  
1093 / 1-5 Dee Why Pde  
Dee Why