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Sent: 1/04/2024 9:08:23 PM
To: DA Submission Mailbox
Subject: Online Submission

01/04/2024

MRS Sheila Zakhar Malone
932 / 63 - 932 Toronto AVE
Cromer NSW 2099

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

To The Planning Assessor,

I am in favour of this planning proposal, as I have managed the sales for Oceangrove for the past 9 years, and experience first-hand what retirees are looking for. One of the key drawcards of Oceangrove is the central Dee Why 'hub' location, as this older target audience wants to be able to walk to all amenities, including groceries, social outings, medical services, chemists, public transport, as well as enjoy gentle exercise options with easy walks to the beach - something that Oceangrove is uniquely positioned to offer.

I manage the growing waitlist of people seeking an apartment at Oceangrove and there are currently more than 230 parties on the list awaiting an apartment, and no current vacancies. With the Baby Boomers now our largest generation of retirees, demand is growing every year, and this will continue to build. Of course, this demand is a clear indication that there is a shortage of attractive, reasonable and convenient independent living options in the central part of the Northern Beaches.

One of the things I hear repetitively from interested parties and their families, is that retirees drive less, and are planning to possibly stop driving in the future, so they really value having amenities at their fingertips. They don't want to be perched on the outskirts of a suburb in a broadacre village, and have to rely on a village bus to take them out. They want to remain part of a vibrant, connected community and retain their independence as long as possible.

In my many conversations weekly with interested parties - I note the concern at how much longer they will have to wait for an apartment. When apartments do become available, we often have 3-4 offers on one apartment, and only one party can be successful. The potential of having additional apartments to offer retirees at Oceangrove will be met with relief.