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Sent: 28/04/2024 2:20:08 PM
To: DA Submission Mailbox
Subject: Online Submission

28/04/2024

MR Raymond Purnell
609 / 2 Delmar Parade ST
Dee Why NSW 2099
[REDACTED]

RE: Mod2024/0083 - 812 Pittwater Road DEE WHY NSW 2099

I wish to strongly voice my concerns for the proposed development changes at 4 Delmar Parade and associated 812 Pittwater Road.

I have lived in the Dee Why area for half of my life, with a stint at Belrose bringing up a family. We

returned to Dee Why early last year with a view to down-size and slowly ramp down our working

careers and enter retirement in the near future. We purchased an apartment 'off the plan' but mainly due to the delays associated with Covid, finally moved into Number 2 Delmar.

Over the past year, we have seen a significant increase in traffic on Delmar Parade, and especially

with the start of works at Number 4, severe problems with:

- Significant traffic delays getting in and out of our building due to people trying to find street parking or doing the rat run around Dee Why via Avon Road (closure of the Strand one way), The Crescent and Delmar Parade, or the procession of mums and dads dropping children at St Lukes Grammar School and leaving via Delmar Parade.
- The increase of abandoned shopping trolleys in the street, the increase of dog refuse being poorly cleaned up or left on the footpath, the illegally dumped rubbish and furniture in the street, homeless people moving into our garbage room, the noise from parties and illegally modified motor bikes without adequate mufflers, people doing illegal right turns into Delmar parade in the morning, people doing illegal and dangerous U-turns in Delmar Parade, electric bicycles buzzing past hitting pedestrians or cars at insane speeds on the footpath, often without helmets or lights at night...need I go on?

Essentially what I am saying is that Delmar Parade is now over-developed, with too many living here

and the situation will become even worse with the development at Number 4 even at its original size

(4 floors) and will be intolerable in its newly proposed form. There will be too many people living too

close to each other causing 8 hours sleep to be impossible.

I am all for affordable housing, however if Landmark feel that way as well, then how about they forgo one of the floors of full price apartments and replace them with a floor of smaller affordable

ones, rather than increase the overall size of the development to a ridiculous size by simply adding

them to an already too large development?

To increase Number 4 to 4 or 5 levels of apartments, add a rooftop area, and start selling the apartments off the plan, along came a poorly designed and rushed legislation to allow additional

floors of affordable apartments, which Landmark are taking advantage of to the expense of the

North end of Dee Why becoming a horrible place to live.

I am also greatly concerned about the future of that gem of natural bushland next door, Stoney

Range. If Landmark are allowed to dig down to 3 basement levels, that will mean that they are significantly below the water table, and the constant pumping which will be necessary to stop the

basement filling up with that water will drain the water table in the area to below the level that the

magnificent trees of Stoney Range can reach and, given a dry spell, will die or be greatly impacted.

Even though the plans assure us that the new buildings will not shade Stoney Range, I am concerned

that such a large building will block gentle North-easterly winds from reaching Stoney Range, and

the vertical wind shear off the building from Southerlies will impact the trees that would be otherwise protected from strong Southerlies by the natural shape of the hill from the Brookvale

direction.

I am concerned that flooding in the area is a problem. During recent downpours Delmar Parade in

front of Number 2 and 4 was so flooded that the water that runs to that low spot from the surrounding hills, was so deep that I was not able to drive through or cross the road on foot, and had

to wait until it eventually subsided to go to work. Drains are easily overwhelmed and this flooding

has happened on several occasions.

Considering the affordable housing, this area is not a transport hub. There is only one B-line bus

service running to and from the City. The transport to any other area is slow by 'all stops' buses, with

multiple changes or by car to get to Chatswood, North Shore or Parramatta for example.

The cue for the B-line bus in the morning can be 200-300m long around the corner well into Dee

Why Parade. If you measured the distance from number 4 Delmar to the end of the cue it would be

well over the 500m the legislation targets. I have often seen buses not even stopping at Dee Why

because they are full. If the area had a train or subway it would be very different.

So, who will fund the new schools, hospitals and facilities needed for this over-development of Dee

Why? (crickets chirping in the distance as politicians turn their heads and run...).

Electrical supply, water, sewerage, garbage, even internet services are over-subscribed in the area.

Water mains leak frequently in the streets and the local roads are breaking up under the strain of

the traffic.

So thank you for my opportunity to have my say, please consider the application carefully.