
Sent: 27/06/2015 4:57:36 PM
Subject: Online Submission

27/06/2015

MRS Robin Maryska
26 Redman RD
DEE WHY NSW 2099

RE: PEX2014/0004 - 9 Howard Avenue DEE WHY NSW 2099

I would like to comment on and object to the following changes requested for this previously approved building site 'B'.

Increase in residential units from 300 to 461.
Dee Why does not need more residential units causing more traffic congestion, more street parking and longer bus queues.

If the bulk of the building is not changed then something has to be sacrificed in the plan to gain those extra 161 units.
Are the units going to be smaller? People could be exposed to tighter living and more socio economic problems by living so close to each other.

Retail floorspace appears to be reduced from 33,400 sq metres to 8,710 sq metres.
Dee Why is supposed to be earmarked for a retail centre so that more local jobs will be available.

By reducing the retail floorspace, Dee Why will lose that edge for future local employment.

Site B is in the centre of Dee Why and an ideal place for traders and professional people to have their stores and offices. It is close to the bus routes and new parking arrangements will make this site accessible to the public.

Clearly the developer sees much more profit in turning the previously approved retail space into home units. This move would benefit the developer and not the Dee Why public hoping for a bit of style in planning and to open the town up to retail trade and local employment.

Parking reduced from 1500 to 1141 approximately.
We are desperate for parking in Dee Why. How can you even think of reducing the previously approved allocation.

You cannot get a parking place in Howard Avenue at almost any time of day.
Dee Why beach carpark is almost full at 7.30 am in the morning.
Visitors to Dee Why beach in summer cannot find a parking spot.

Why? We have too many people living in Dee Why already. As well, lack of parking places is exacerbated by home unit people having two cars or not wanting to park in difficult spaces in their own unit buildings.

Total building floorspace increased from 62,806 sq m to 63,452 sq m. This increase is apparently because of the local flooding conditions. It has been local knowledge forever that the Site B area is on a wet area. There is/was a very big natural watercourse running from Oaks to Dee Why Parade.

One of the reasons for the first Multiplex application to build so high was to cover the money spent on the very expensive foundations needed to overcome the water table problem. The foundations needed to go so deep because of the water table. One solution would have been not to go so high and then they wouldn't have needed to spend so much money to build so deeply.

Change in Bulk of Tower

The changes outlined in red look miniscule but anything that increases the bulk of these towers is not acceptable.

These towers are the highest buildings in the area and will remain so for many, many years to come. They should be streamlined in design in an attempt to make them look as intrusive as possible and to give Dee Why attractive design and definitely not boxlike.

From the surrounding escarpment, the impact is already horrific and presents as a solid mass particularly from the western escarpment. To bulk the design out will increase the impact from Long Reef/Beacon Hill, the western escarpment and Delmar/Tango cliff.

I object to any change in shape causing more bulk.

Conclusion

There is only one reason that the Developer is asking for the changes. That is of course easy to see. There is more profit for him.

Council has another chance to put Dee Why residents, shoppers and traders to the front of planning.

The original approval was in the hands of one person - the Administrator Mr Dick Persson.

The State Planning Minister then approved it in the dying days of a Government. Planning in Dee Why has been so poor since the 60s and the approval of the Towers has done nothing to improve it.

You are now an elected body and have ten good minds to make the right decision for the people. Put VPAs, personal goals and developer's expectations to one side.

Please make your decisions with the residents of Dee Why in mind and not the Developer.

No increased bulk.

No changes in height.

Keep retail accessible to the public at ground level.

Create retails and professional opportunities - don't increase home unit capacity.

Increase parking and not decrease it.

Robin Maryska