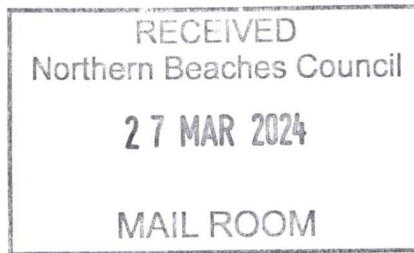


2084/1-5 Dee Why Parade
Dee Why NSW 2099

Northern Beaches Council
Council Offices
725 Pittwater Road
Dee Why NSW 2099



28 March 2024

Dear Dear Sir/Madam

RE: Planning Proposal PEX2024/0002 Dee Why Parade

This letter is supplementary to the summarised objection submitted through the Council's website which was only able to accommodate brief comments.

My wife and I request this objection is copied to all persons having a role in the assessment, for their consideration. We ask the Council to refuse the proposal for the following reasons:

PLANNING POLICY REASONS TO REFUSE CONSENT

HEIGHT

The proposal is contrary to the building height control provisions of the Warringah LEP 2011. The permitted building height for this site within the R3 zone is 12-13 metres. The proposed buildings are 32 and 23 metres tall. This is nearly **DOUBLE** the normal allowance and represents an **excessive** increase in what is permitted.

DENSITY

The proposal is contrary to the intentions of the LEP. The existing and desired character within R3 zones is for 3 to 4 storey medium density, medium rise apartments. Buildings over 6 storeys are considered **high rise/high density development** and only suited to certain sites enabling comprehensive development within the Town Centre.

ENCROACHMENT

The proposal is contrary to the intentions of the LEP to maintain a consolidation of development and activity to specific sites within the Town Centre zone. To permit this **piecemeal encroachment** would be to the detriment of maintaining a dynamic central hub and the amenity and identity of surrounding neighbourhoods.

INTENSITY

The usable area of the site is approximately 2500m² (ie less space required for existing uses such as driveway, setbacks and amenity open space). The floorspace is calculated to be approximately 7500m² giving a **floor/space ratio of 3:1**.

The LEP reserves developments of this intensity to larger sites in Town Centre zones V1, 2 and 3 and X1, 2 and 3 zones where comprehensive development is achievable. The site is neither appropriately located or of a size suited to intensive development.

OVERDEVELOPMENT

The Council is obliged to consider development proposals fairly and consistently. No sound or substantial reason has been put forward to suggest such a considerable exception to normal policy is justified. It would set an **undesirable precedent**. Approval of the proposal would indicate to developers a doubling is now allowable. The certainty the LEP provides to developers, the Council and the community would be lost.

PREMATURE

The proposal is in conflict with the conclusions of the Council's Northern Beaches Housing Strategy (NBHS) which does not support an ad hoc approach through spot zoning such as that proposed. Approval of the proposal would be in conflict with the Council's intention to prepare a centres renewal framework to guide and control such developments. *Table 13, page 75 of the NBHS.*

The NBHS identifies Dee Why as a centre for investigation for renewal in the medium term. Approval of the proposal prior to the conclusion of such investigation would be premature. *Map 7, page 3 of the NBHS*

DETAILED CONSIDERATIONS

VIEW LOSS AND OVERSHADOWING

The proposal adversely affects the amenity enjoyed by a considerable number of surrounding residents through loss of view and overshadowing.

TRAFFIC GENERATION

The proposed use would generate a significant amount of additional traffic and add to the existing conflict and congestion caused by traffic from the driveway and goods receiving docks opposite. Surrounding roads are at capacity with "rat run" traffic avoiding Pittwater Road and vehicular movements accessing the driveways and goods receiving docks opposite.

TREE LOSS

Several street trees along Dee Why Parade will be lost as will a visually significant tree within the site.

STREETSCAPE

The corner building, with no setbacks, provides a hard edge to both Pittwater Road and Dee Why Parade and no opportunity for softening landscaping. With the 6 storey building opposite and the proposed 9 storey building, an out of character and hostile chasm will result. This will be extended further east along Dee Why Parade when the Coles site opposite is redeveloped.

TOWN CENTRE GATEWAY

The vista from the north along Pittwater Road terminating on 1 Dee Why Parade (designed to provide a distinctive Town Centre gateway) will be obscured, The vertical mass of the 32m high building will be in stark contrast to the streetscape of the essentially horizontal emphasis of adjacent buildings.

SPECIAL NEEDS' HOUSING

More favourable consideration may be given to proposals providing housing to meet special needs such as affordable housing and aged care accommodation. The proposal is for neither of these and therefore any special consideration is not justified. In fact, the development will result in the loss eight existing low rent affordable units.

CO-ORDINATED DEVELOPMENT

The comprehensive development of the sites fronting this section of Dee Why Parade is desirable. However, the proposal does not fully achieve this objective. The proposed site is dissected by the existing driveway, an awkward corner site at the corner with Clarence Avenue is excluded and there is vague integration with the kindergarten site, the RSL and the over 55s' complex.

TRAFFIC CONFLICTS

The site offers the potential to reconfigure the Dee Why Road/Pittwater Road/Kingsway junction and various site access points to reduce conflict, and improve flows. As such the proposal will add to the existing problems.

I would be happy to explain/discuss these considerations with the Councillors and/or Officers and suggest some alternative approaches which might enable the developer's objectives to be better met.

Yours faithfully



David Ashton