
Sent: 3/11/2018 11:21:06 PM
Subject: Online Submission

03/11/2018

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RE: DA2018/1574 - 23 Fisher Road DEE WHY NSW 2099

Issues of concern:

- Bulk and scale; building envelope and height
- Heritage item
- Land use (B4 Business Use zone) non-residential use on ground floor

I wish to object to the bulk and scale of this predominantly residential development.

Bulk and Scale

The development is perched at the top of a hill, which is highly visible from the surrounding area, including from public thoroughfares and vantage points, such as Pittwater Road.

The prominent location on the hill exacerbates the visual impact of the substantial bulk and scale of the buildings.

Compliance with the existing controls is important to reduce the visual impact of the development.

In particular, compliance with the building envelope control:

"Development must be sited within an envelope determined by projecting planes at 45 degrees from a height of 5 metres above natural ground level at the side boundaries."

The height control is also relevant, although the proposal "will slightly encroach the maximum building height control of 13 metres".

Heritage Item

The site also contains an iconic heritage item, which together with the surrounding landscape and trees, has been scenic landmark within Dee Why for many decades.

The single storey heritage building is dwarfed by the bulk and scale of the surrounding buildings.

The surrounding curtilage should include a generous setback from the heritage building. Also retain trees on the site to provide a landscape setting and reduce the visual impact of development.

Land Use

"Development consent must not be granted to a residential flat building in Zone B4 Mixed Use with a dwelling at the ground floor level."

In terms of land use, the provision of non-residential uses at the ground floor has advantages for commercial and other uses that complement the predominantly residential use.

This fulfils the objective:

"To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling."

Consistency with this land use requirement is important within the business zone of Dee Why.