
Sent: 5/07/2023 8:00:25 AM
Subject: Support for development

To Northern Beaches Council

SUBJECT: 4 Delmar Parade and 812 Pittwater Road, Dee Why

DA Number: DA2022/0145

Panel Reference: PPSSNH-304

I hereby provide my letter of support for the Development Application (DA) associated with the land located at 4 Delmar Parade and 812 Pittwater Road, Dee Why. The development is a fantastic addition to the area and comes at the perfect time in New South Wales where housing affordability is such a crisis, especially in the Northern Beaches. We are also facing highly uncertain economic times and therefore the economic injection this development provides to the Northern Beaches community is absolutely essential, providing years of work for the local construction work force.

Housing affordability is a major issue in the Northern Beaches with property now becoming highly inaccessible from both a purchase perspective and also a rental perspective. In recent times this has only gotten worse in the Northern Beaches with the lack of construction in the area, especially the construction of apartments which are considered to be a more affordable option for home rental and home ownership. Developments such as this should be supported to deal with the housing affordability crisis in the area, especially when they are fully compliant with the local and state controls in terms of height and setbacks. The sites location within the Dee Why Town Centre makes a significant contribution towards the Council's housing targets dedicated to the area and is in line with the State Governments expectations for good quality accessible/affordable housing being delivered in activated transport nodes such as Dee Why

It is important to note that Council's initial assessment report dated 27th April 2023 recommended the matter for approval after assessing the many positive merits associated with the application which included the fact that the development was FULLY COMPLIANT with regards to the height of the buildings and also the setbacks associated with the development. The development also went to extraordinary lengths to ensure setbacks to the eastern elevation were increased above local and state controls at the request of Council and local residents.

The local Dee Why Town Centre is also in dire need of redevelopment to activate the precinct again and provide life to the area. The site is currently an eyesore being the first major property you witness when you enter the Dee Why Town Centre from the south and the proposed application provides a positive architectural beacon to the location for people to witness when they enter the area. The new development will provide a diverse and activated street frontage to both Pittwater Road and Delmar Parade which will attract pedestrian traffic to the area and contribute to the revitalization of the local area. The site is one of the last large amalgamated parcels of land within the Town Centre and is important as it forms an important 'bookend' to the southern entry/exit of the Town Centre

Based on the above points, we ask that both Council and the Planning Panel provide their endorsement to this development as a positive contribution to the local area.

Regards
Lyn Mosedale
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