
Sent: 27/06/2015 9:37:02 PM
Subject: "Planning Proposal PEX2014/0004 - Meriton Site".

From Robert Pauling
20 Innes Road
Manly Vale 2093
Ph. 9949.5183

Dear Council,
I write to oppose this proposal.

1) The extra height should not be allowed without a corresponding reduction in floorspace elsewhere. It is making for a less attractive appearance with the sole advantage seeming to be to the developer in pushing more units onto the site.

2) Clause 7.12. Are they proposing that medical centres and office premises should be allowed at ground level? I think any sort of uninteresting large expanse of wall or glass defeats the purpose of an attractive human environment at that level. People will not be attracted to an area where there is nothing interesting to see and they are confronted by large expanses of blank space.

3) Clause 7.3. Council staff seem to be calling them on this attempt to reduce shops etc at ground level due to possible inundation. Staff seem to be properly saying that the risk of inundation should be fixed.

Overbridges. I couldn't see any details other than that it would be over Oaks Avenue. I don't think we should be giving them carte blanche on this until we have details. I think overbridges work OK in some locations such as Market/Castlereagh Streets in the city because there are shops at the level of the bridges as well as at street level. I don't see that this would necessarily exist at Dee Why. The overbridges would be taking people away from the community open areas at ground level with the overall effect of alienating these areas.

Ideally I'd like see through traffic prohibited in Oaks Avenue so that overbridges would not be necessary. I realise that some access would be necessary for deliveries to Woolworths from the east and other shops from the west. Could not through traffic be at the perimeters in Howard Ave and Pacific Parade?

Commercial/Retail Space. As reported in the Manly Daily on 13th June 2015, the developer is attempting to reduce the amount of commercial/retail space below what is currently there. With all the extra residential accommodation on the site, we need a big increase in that space. People who will live there should be encouraged to find as much as possible of their needs without having to drive to Warringah Mall or elsewhere.

Robert Pauling

