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**From:** Amanda Bear  
**Sent:** 4/07/2023 3:10:20 PM  
**To:** Council Northernbeaches Mailbox; enquiry@planningpanels.nsw.gov.au  
**Subject:** Emailing: 4 Delmar Parade and 812 Pittwater Road Dee Why  
**Attachments:** 4 Delmar Parade and 812 Pittwater Road Dee Why.pdf;

Please find our letter concerning 4 Delmar Parade and 812 Pittwater Road Dee Why.

Yours faithfully  
Christopher Pulley and Amanda Bear

# CJ PULLEY & C<sup>o</sup>

CHARTERED ACCOUNTANTS | REGISTERED TAX AGENT | SMSF SPECIALIST ADVISOR™ | SMSF SPECIALIST AUDITOR™

28 June 2023

Dear Northern Beaches Council

## 4 Delmar Parade and 812 Pittwater Road Dee Why

We present our letter to Northern Beaches Council endorsing the Development Application ('the application') for the land situated at 4 Delmar Parade and 812 Pittwater Road Dee Why.

It is essential to mention that the Council's initial assessment report dated 27 April 2023 **recommended approval** of the project.

The report evaluated the numerous positive attributes associated with the application, notably the development fully adheres to the prescribed building height and setback regulations.

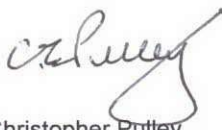
Moreover, the developers went above and beyond to accommodate the Council's and the local residents' requests by increasing the setbacks on the eastern side of the development, surpassing both local and state requirements.

The revitalisation of the local Dee Why Town Centre is of paramount importance. The precinct is in much need of redevelopment to bring life back to the area. Presently the site serves as an eyesore, being the prominent property visible on entering the Dee Why Town Centre.

The proposed application presents an impressive architectural landmark that will greet visitors upon their arrival. The new development will create a vibrant and engaging street frontage along Pittwater Road and Delmar Parade, attracting pedestrian traffic and contributing to the rejuvenation of local surroundings.

We have lived in the precinct for 40 years, and are very excited about the proposed development.

Yours faithfully



Christopher Pulley



Amanda Bear

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