
Sent: 24/02/2021 10:15:57 PM
Subject: Development Application - Mod2020/0712 – DA2010/0917 Objection
Attachments: image001.jpg; DA Objection Letter 24022021.pdf;

Dear Sir/Madam,

Please find attached letter of today's date.

Kind regards,

Patrick van Oort
Licensed Strata Managing Agent



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Property Services

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Northern Beaches Council
P.O. Box 82
Manly NSW 1655

Att: Development Assessment

Via Email: council@northernbeaches.nsw.gov.au

24 February 2021

Dear Sir/Madam,

**RE: Development Application -Mod2020/0712 – DA2010/0917
Lot 1 DP 1146740 1/834 Pittwater Road Dee Why**

I write as Managing Agent on behalf of The Owners – Strata Plan 83746, known as Dee Why Grand – Residential, 10 Sturdee Parade Dee Why.

On behalf of our client, we submit an objection to the modification of the Development Application Mod2020/0712 – DA2010/0917.

Our client objects to the removal of 3 hours free parking and would like this retained. However, there is no objection to the proposed fee increases.

The change to only 2 hours of free parking will have a negative impact on street parking which is already crowded. In turn, this will make it more difficult for residents of Dee Why Grand, particularly for moving, trades and other activities that are reliant on obtaining street parking.

The DA application states that the Dee Why Grand Retail parking change to only 2 hours free parking will be in line with the nearby Meriton development. However, this is not directly comparable because that site has the advantage of a large public car park close by and they do not have the multi-use facilities that Dee Why Grand benefits from, being a Commercial building with a large number of medical services and professionals who frequently have patients and clients attending for more than 2 hours, as well as a hotel, bottle shop and residential apartments.

The original DA considered the importance of the variety of stakeholders within Dee Why Grand, balanced in harmony. The structure, including the car park which is a single lot within the development, was intended to provide a mutual cross-benefit of business, leisure and living, resulting in Dee Why Grand being an outstanding example of a landmark multi-use site, drawing patronage not only from the surrounding suburbs but also from very far afield.

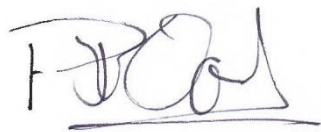
Our client is disappointed that there has been no consultation with the other stakeholders who share Dee Why Grand, meaning that there has been no option to

discuss the potential challenges of a reduction to only 2 hours free parking and how this not only directs the stakeholders of Dee Why Grand but also the community at large.

Our client challenges the accuracy of the statistics quoted in the application that only 4% of car park patrons stay between 2 and 3 hours. In the event that the statistics are accurate, an amendment to the car park hours would be almost inconsequential from a business perspective and Council should not approve the change. However, if they are not accurate and the percentage is larger, the number of cars likely to be attempting street parking will be very significant, and on that basis also, Council should not approve the proposed change.

On behalf of our client, we request that Council consents to the increase in parking fees proposed in the application but rejects the reduction in free parking from 3 hours to 2 hours.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'P. van Oort', with a horizontal line underneath.

Patrick van Oort
Licensed Strata Managing Agent

cc. Strata Committee