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24/06/2022

MR BRIAN SCOTT
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LANE COVE NSW 2066

RE: Mod2022/0204 - 691 Pittwater Road DEE WHY NSW 2099

It has been over 10 years since the redevelopment of this strip was first addressed. The concept was to have an area user friendly to its inhabitants and visitors and despite many sound-based objections the redevelopment requires greater thought.

The area 697-701 has a blank wall face to the south impacting development of 695 as does the new development of 691 from the north, impacting 693. It follows that when this area is developed it will need to go higher than the current neighbours to capture sensible light and air conditions.

The development for 691 does not adequately provide car parking and street scape. The lifestyle that such a develop encourages is far removed from the concept of over 10 years ago. Why? Some have described it as a shoe box site, with potential social concerns, time will judge us all. A disproportional number of residents are designed to use this facility which inevitably must deliver social concerns. Local amenities will also be stretched.

As council has encouraged comment, we do not wish to impact progress but note that any other further local development must sensibly allow greater height and ancillary operating provisions.

B A Scott
24 June 2022