

I refer to "High-rise anxiety" MD Sat 10.11.07 concerning the proposal before night's Council meeting 13.11.07 to increase the height limit in the Dee Why Town Centre from 7 storeys to 20.

This proposal is a huge issue that seeks to bring greater high rise development and increased population to an already over developed and highly populated Dee Why. The proposal as it stands could set a precedent for more of the same and see Warringah gradually become another Chatswood, however, without the infrastructure to cope with increased density.

Dee Why does need to be cleaned up. However, I am not sure that high rise developments of 20 storeys is the answer. There have been a lot of letters in the Manly Daily of late concerning graffiti, cracks in pathways and the lack of proper cleaning and rubbish collection in Dee Why – I would encourage Council to address these problems as an immediate priority in this first instance and other strategies to improve the area.

The developers in return for this granting of an increased height limit are offering to pay for the provision and ongoing management of the proposed Town Square and the provision of a bus setback off Pittwater Road. This is not good enough. The agreement needs to include future ongoing infrastructure such as road and traffic maintenance, car parking, transport services, open space, community services and facilities such as child care, aged services, and free recreational facilities for senior citizens, children and young people like a drop in centre and community centre. I consider these facilities and services are essential to accommodate the huge increase that Dee Why will face by way of population due to the amount of units that the proposal will subsequently enable.

Under the Local Government Act 1993 a Council may at any time conduct a poll of electors to guide it on any matter. Any failure on Dick Persson's part not to take this consultative poll on such a major decision I believe takes away the democratic right of residents to dictate what they want for the future of our area.

**Vincent De Luca OAM**