

## Media Release

### IHAP Grills Developers over Dee Why High Rises

Brookfield Multiplex Vambucca developers faced a hard grilling last night before Warringah Council's Independent Hearing and Assessment Panel when all but one Allambie Heights resident argued that the 18 storey and 15 storey high rise Towers should get the green light (13 residents spoke against the proposal and one for).

Friends of Warringah Community Group President, Vincent De Luca said "The Draft Dee Why Town Centre LEP, that would facilitate the high rise Towers hasn't even been approved yet by Minister Sartor, and yet Dick Persson continues to push the high rise development application through – mums and dads have to wait sometimes up to a year before their house renovations can be approved and yet it seems there is a different rule when it comes to the Big End of Town Developers" Mr De Luca stated.

"The quick rush by Persson and Council to get this signed and sealed and avoid the proposals being scrutinised by an elected Council is a disgrace" Mr De Luca said".

"I was delighted however, that the IHAP properly grilled these developers over their proposal, this is what Dick Persson should have done prior to him passing the Dee Why Town Centre LEP which proposed to increase height limits from 5 and 6 storeys to 18".

"The height and bulk of these Towers will set a precedent for developments across Warringah and see more of the same proposed, now its Dee Why, next it will be the other beachside suburbs".

"Traffic in Dee Why is already grid locked, parking is a nightmare and our infrastructure is at capacity. We can't even get across the Spit Bridge so how we will cope if these Chatswood like Towers take off is beyond me" Mr De Luca said.

"It was also revealed at the meeting that the New South Wales Roads and Traffic Authority objected to the developers' proposal to reduce the size of the area's bus bay, thus adding further pressure on the efficiency of bus services and adding chaos to Dee Why's already packed buses" Mr De Luca said.

A developer of 30 years experience and whose family has lived in Dee Why for in excess of 50 years, Tracey Lake stated to the panel that the Towers were "contrary to the objectives of the proposed Dee Why Town Centre LEP in respect of building form and building height".

Mr Lake went on to advise the panel that "The height objectives require developments not to dominate the surrounding topography of Dee Why or the surrounding escarpment".

"The LEP provides for varied skyline to protect the scenic qualities, its views and vistas and the surrounding escarpment, the proposals fails to do this" Mr Lake said.

Mr Lake then proposed amendments that would bring the Towers down to 12 and 9 storeys. The Urban Design Consultant on the IHAP Panel responded favourably to the proposal stating they have merit and appear to be a fair compromise.

Dee Why resident, Dr Annette Sammut, also proposed greater setbacks on Oaks Avenue to preserve views of the iconic St Kevin's Church, the heritage norfolk pines and the ocean for the public from the western escarpment of Dee Why and Narraweena.

Residents were also very disappointed to learn that the amendments to the Independent Hearing and Assessment Panel introduced last Tuesday do not apply to this proposal and instead of the IHAP determining the matter the decision will be left to Administrator, Dick Persson on 22 July 2008