

It is with disdain that I read that Landmark have asked yet again for an even greater expansion of the ridiculously oversized buildings about to be built at 4 Delmar and 999 Pittwater Road.

I feel fatigued that we have had to address this so many times and the audacity of the developer in coming back with yet another expansion makes me feel that any opinion from the public will be ignored. We need closure on this building for the sake of our mental health and certainty of the future. Will this outcome be another kick in the teeth for those living around the new building?

Of course Australia needs more housing due to the poor government policies such as:

Erosion of apprenticeships, traineeships, cadetships run by employers, the decay of TAFE colleges, the courses offered by universities modified for foreign student intake and offering degrees that are popular but do not lead to a real job/ career.

This leading to excessive intake of new Australians from overseas as a short term fix, but no change to the original issue so this has become long term.

Another recent short term government policy of 'pass any development that provides more housing' regardless of the long term problems this causes.

Also, hey developers, 'have another floor or 2 if you provide some 'affordable housing in the mix' even if no one can afford the rent anyway! Even if another floor or 2 exceeds height limits set by councils to try to keep things under control for the future and maintain existing reasonable quality of life for residents. Local councils have drained their coffers paying legal costs trying to keep development in some sort of control for the longer term and have completely lost of any control of town planning and allowing those already housed any prospect of a comfortable and enjoyable life even though they have worked hard and paid taxes their entire working lives so that they can enjoy their futures trusting that government will do the right thing by them in return.

Are we a democracy or are we becoming a socialist republic run by big business/ property developers?

The vast majority of people in Dee Why are not aware just how big this development will be – the process of exhibiting the application fails because unlike the council process, few people are aware of it and those that are, have considerable difficulty finding and navigating your website, trying to read the plans, and knowing how to make a submission – so of course there are few submissions from the community. I also note that the exhibition period for this is a very brief 2 weeks, considering it is such a major project affecting so many.

I can assure you that there are many in Dee Why who object to this development, but you are just not hearing them.

These people, some of which are my neighbors and friends who live in the Dee Why area, are watching it turned into an over-crowded, dirty and becoming a dangerous place to live.

Traffic on the decaying roads is choked throughout the working week as well as weekends as the excessive number of vehicles fill the roads. Again no government policies helping with mass transit systems or any significant improvement of the road network around and in our area.

In Landmark's showroom at 2 Delmar, up until February 2025, was exhibited the original 3 level model of 4 Delmar. It has been only very recently changed to a 6/7 level version.

Also the pictures of the project on the hordings around the site still carry the original 3 level complex. I guess it is in Landmarks best interests to keep locals in the dark about the real expanse of the building.

People I know who have already bought in to 4 Delmar are shocked to hear of the size of the new building. They thought they were buying an apartment on level 3 top floor in building of 50 or so apartments, but months later are now being told that theirs is the middle of the building and if they still want to be on the top, a large additional payment will be necessary, and that will be level 6 or 7 or higher. Also a shock that there will be 280 apartments total.

From studying the new plans, I can see that most of level 6 is to be re-arranged, making it run right up to the alignment of Delmar parade and also much closer to 2 Delmar at its side along the front half. This will make privacy a real concern, and will also block local views we currently enjoy. This change will have a large effect on our outlook and of course resale price, noise, light pollution and privacy in our homes.

I therefore object absolutely and in the strongest way to any increase in the number of apartments in the 4 Delmar Parade building and ask that due consideration is given to the current floors 6 and 7 being removed by revising the previous ruling, and giving us final closure on this.

Regards
Ray Purnell