

21 May 2025

Mr Charbel Touma  
Email: [charbel.touma@dpie.nsw.gov.au](mailto:charbel.touma@dpie.nsw.gov.au)

Our Ref: 2025/348914

Dear Mr Touma

**Northern Beaches Council - comments related to SSD-68230714 – Amended plan to Modification 1 of Mixed used development, including residential - 4 Delmar Parade, Dee Why**

I refer to your correspondence requesting Northern Beaches Council's advice / comment on the notification of amended plans for SSD-68230714-Mod-1. It is understood that the modification has not been determined, and the applicant has submitted amended plan following Council's earlier comments provided to the Department on the application. Thank you for engaging with Council again regarding this matter.

It is noted that some further inclusions have been made to the initial Modification 1 plans currently being considered for selected balustrades, landscape elements and dividing the original commercial spaces into smaller commercial spaces (previously 4, now 8).

Council previously provided a response dated 1 April 2025 and I would like to re-iterate our concerns that the building modifications seek to enlarge Level 6 by infilling the upper storey setback toward Delmar Parade. This compromises the original design response that stepped it back and allowed this upper level to be recessed and comply with the height control above the street frontage. The reasoning provided by the applicant is inconsistent with Part 2 of the NSW *Apartment Design Guide* and in Council's opinion the modifications diminish from the Independent Planning Commission's *Statement of Reasons for Decision* (dated 20.12.2024) in paragraph 29 and paragraphs 41 to 46.

If the additional apartments are approved by way of the modification proposal, then the applicant will be required to pay Section 7.12 contributions to Council, as incurred by the additional dwelling units.

Should you require any further information or assistance in this matter, please contact my office on 8495 6414.

Yours faithfully



Louise Kerr  
Director Planning & Place