



1 April 2025

Ms Michelle Niles
Planning Officer
Social and Infrastructure Assessments
Department of Planning, Industry & Environment
12 Darcy Street (Locked Bag 5022)
PARRAMATTA NSW 2124

Our Ref: 2025/210255

Dear Ms Niles,

Request for Comments – Modification to a Mixed-use development, including residential development with an affordable rental housing component – 4 Delmar Parade & 812 Pittwater Road, Dee Why (SSD-68230714-Mod-1)

I refer to your correspondence dated 28 February 2025 requesting Northern Beaches Council's comment on the notification of SSD-68230714-Mod-1 which is a mixed-use development that is to modify the previously approved SSD project on the site. Thank you for engaging with Council on this matter.

The modifications do not raise significant concerns for waste management, parking or landscaping. If approved, the applicant will be required to pay Section 7.12 contributions / Housing Productivity Contributions for the additional units incurred by the modification, as applicable. However, the building expansion on Level 6 is a concern for reasons of additional building bulk and additional height control variation. There will be a more readily perceptible height variation, and consequently visible bulk and scale along the northern end of the building when viewed from Delmar Parade and adjacent residential property.

Council raises concerns with the modification 'infilling' the upper storey setbacks (RL47.4) which compromises the previously achieved stepping down of the building toward Delmar Parade. This also exacerbates potential overlooking and height differences with the much lower roof podium directly opposite which has a height of RL38.5 at the eastern end of No.822 Pittwater Road. The modification to expand Level 6 northwards also creates a more abrupt interface with adjoining low-density residential land (height of buildings 8.5 metres) when viewed from vantage points in the vicinity of the site, including Delmar Parade.

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. Council therefore recommends that the modification be referred back to the NSW Independent Planning Commission for review.

Should you require any further information or assistance in this matter, please contact Alex Keller, Principal Planner on 1300 434 434.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Louise Kerr', with a long horizontal flourish extending to the right.

Louise Kerr
Director, Planning & Place