
Sent: 8/07/2023 6:22:40 PM
Subject: Submission to the Application DA2022/0145
Attachments: DA Approval Letter of Concern.pdf;

Good Morning,

A letter of concern is attached for DA2022/0145.

Thanks,
Matthew.

Good morning/afternoon,

This letter of concern is for **DA2022/0145** – reinforcing the sentiments of Rob Corkery and key stakeholders including Stony Range and Delmar Pde residents.

From our perspective, there's 2 overarching issues:

1. Building erection (as proposed)
2. Pre-build consultation process.

Building Erection (as proposed)

The submission fails to factor the impacts to:

- **Stony Range**
 - Significant disruption to the Stony Range car park – this will inhibit parking availability and access for the Park's workers and visitors.
 - Shadow of proposed buildings will negatively impact environmental conditions, notably sun coverage. The Park is purpose designed to expose visitors and flora to the benefits of natural elements like sun – the erection of buildings as proposed would impact the Park's foundations.
 - We've noted that Stony Range has been used to sell the project proposition. If the true impacts (such as those stated above) were considered, it's likely the charisma and attraction of Stony Range will be tarnished should this build go ahead.

- **Residents**
 - The congestion caused during and after building will be exponential relative to now.
 - The recommendation that all Builders/Workers take Public Transport is an unsupported hypothesis. With many workers likely to park within the street (based on evidence of several previous projects in Delmar Pde), residents (throughout Delmar Pde) will find it increasingly difficult to exit the street.
 - Delmar Pde is the primary route to travel south towards the City. Congestion exiting the street will be a problem and if this proves difficult then alternative routes aren't any better – approx. requiring an additional 10 minutes travel
 - These disruptions are far from ideal for residents whose daily scheduling and travel routes will be disrupted.
 - The other possible impact is vehicle and passenger accidents. Until a no right turn sign was erected, several accidents occurred involving 2 or more vehicles. Increasing congestion at this point also increases the probability of vehicle accidents, injuries and at worst, fatalities.
 - Passenger traffic is also an issue – passengers at times cross Delmer Pde (at the intersection with Pittwater Road) oblivious to the traffic conditions. With

increased congestion, there are more dangers at play and ultimately, higher risk of accidents involving vehicles and pedestrians.

Pre-Build Consultation Process

The lack of forewarning and transparency is a big issue. The project was designed and developed without key stakeholder inclusion – including Stony Range and Delmar Pde residents. This implies prioritization of ‘self-interest’ for stakeholders set to benefit from the project.

Residents and communal places are intertwined in how well a suburb or town flourishes. Lack of transparency does not support this notion and in fact, threatens to disturb the bedrock of this community.

Not only this, but the minimal reach that consultation had, in addition to the lateness of it (after design and development of proposal) is unacceptable and neglects community interests.

We reside beyond 100 meters from the building, yet our interests were not considered. Knowledge of this proposal came from a resident closer to the proposed building site.

The lack of communication and involvement of Delmar Pde residents and Stony Range is poor – our thoughts and opinions should have been heard well before these last few weeks.

An Outcome That Benefits All Parties

There’s no question a development will take place – that isn’t the problem. The problem is the poor communication and lack of (if any) involvement of Delmar Pde residents (the entire street) and Stony Range in the planning process. You would find that all parties would be accommodating of a building that does not cause the potential impacts to flora, tourism, and traffic congestion that are likely to occur if this development goes ahead.

The least you can do is accommodate the thoughts and opinions of Delmar Pde residents and Stony Range these next few weeks, to work towards a modified outcome that satisfies all parties.

That is all we ask.

Regards,
Matthew (resident of Delmar Pde)