



northern
beaches
council

MEMORANDUM

DATE: 29 June 2023

TO: Sydney North Planning Panel (SNPP)

CC: Adam Richardson, Acting Executive Manager Development Assessment

FROM: Steve Findlay – Manager Development Assessment

SUBJECT: DA2022/0145 - 812 Pittwater Road and 4 Delmar, Parade DEE WHY

TRIM REFERENCE: 2023/406032

The purpose of this memo is to advise the Panel that Council has received late submissions to the application.

At the time of preparing this memo, there were thirty-five (35) late submissions from the following persons:

Steve Cummings	1/13-15 Richmond Ave, Dee Why
Anna Maria Montecelli	Pittwater Environmental Heritage Group
Greg Barrett & Katie McLeish	29 Cynthea Road, Palm Beach
Trevor Harrison	(Address withheld)
Michael & Sarah Lawrence	55 Bungan Head Road, Newport
Faye Fairall Lee	(No address)
Frank Peylaire	101 Bungan Head Road, Newport
Patricia Michel	(No address)
Phillip Quirk	(No address)
Alison Guesdon	(No address)
Eric Gumley	(No address)
Mike Allen	(No address)
Carloline Neave	Narraweena
Jennifer Cullen	38 Robertson Road, Scotland Island and 62 Greycliffe Street, Queenscliff
Diane Brook	5 Jocelyn Street, North Curl Curl
Larry Crowley	8 Kokoda Crescent, Beacon Hill
Virginia Lawrence	48 Grover Avenue, North Curl Curl
Linda Blackman	6 Calder Street, North Curl Curl
Lesley Keiller	(No address)
Jenny Talbot	(No address)
Robert Walter	Cabarita Road, Avalon Beach

Cleveland Rose	58 Delmar Parade, Dee Why
Stony Range Botanical Gardens Committee	(No address)
Deborah Richardson Bull	(No address)
Patricia McGregor	(No address)
Margot Mason	(No address)
Martia Macrae	(No address)
Edwina Laginestra	Freshwater
Anne Jackson	42 Coles Road, Freshwater
David Harris	313 Weemala Road, Duffys Forest
Alan & Helen Ford	(No address)
Eric Deshon	8 Kalgal Street, Frenchs Forest
Judith Bennett	(No address)
Tomas Pradas	(No address)
Andrew Bracher	(No address)

A copy of the above submissions are attached to this memo.

In summary, the following matters are raised in the submissions:

- *Building Height is excessive and should be reduced*
- *Overshadowing of the Stony Range Reserve (resulting in increased moisture, damp and cold from reduced sunlight, damage to flora, impact on microclimates)*
- *Changes in light and shade conditions for the Reserve in autumn and winter and impacts on flora*
- *Changes to groundwater associated with the close proximity of the basement excavation to the trees within the Reserve and potential impacts on tree roots*
- *Loss of amenity to the general public using the Reserve, with BBQ and picnic areas becoming unusable for most of the year*
- *Impact on character and pleasantness of the Reserve*
- *Development is not complementary to the Reserve*
- *Use of the public carpark by future residents and construction workers vehicles*
- *Reduced availability of carparking in the public carpark for visitors to the Reserve and the Stony Range Volunteers*
- *Overdevelopment of the site*
- *Impact on amenity of the public entrance to the Reserve*
- *Reduction in visitor numbers and events in the Reserve if approved*
- *Traffic Impacts on Delmar Parade and intersection with Pittwater Road*

Assessment Officers Comments:

The issues raised in the late submissions are generally covered in the original Assessment Report and/or the Supplementary Assessment Report, with the exception of the following:

- *Use of public carpark by future residents and construction workers vehicles and reduced availability for visitors to the Reserve and the Stony Range Volunteers*

Comment: The proposed development complies with the required carparking under the Warringah DCP. Additionally, a recommended condition of consent requires the applicant to provide construction worker parking as part of the Construction Traffic Management Plan. As it is a public carpark, there are no restrictions on who can use the carpark and the timing of such use is subject to the parking restriction signage in the carpark.

- *Changes to groundwater associated with the close proximity of the basement excavation to the trees within the Reserve and potential impacts on tree roots*

Comment: This issue has been the subject of a preliminary review. It is considered that upstream surface and groundwater would not be affected by the development. It is noted that no changes to the upslope areas are proposed. Drainage to the basement walls would also avoid waterlogging at the bottom of the slope, diverting water away. Therefore, based on a preliminary review, no adverse impacts on trees in the Reserve are anticipated because of groundwater changes from the basement excavation.

Recommendation

The Panel note the additional submissions.