

Our ref: Mixed use development with in fill affordable housing, 4 Delmar Parade and 812 Pittwater Road, Dee Why (SSD 68230714)

Mr Andrew Mills
Chair, Office of the Independent Planning Commission NSW
Suite 15.02, Level 15
135 King Street
Sydney NSW 2000

8 November 2024

Subject: Referral for Determination

Dear Mr Mills,

The Department has completed its assessment of the mixed used development with in fill affordable housing located at 4 Delmar Parade and 812 Pittwater Road, Dee Why. The proposal comprises a mixed use building containing 280 apartments, including 43 in fill affordable housing apartments, and four commercial tenancies with a 3 level basement.

In accordance with section 2.7(1)(a) (c) of *State Environmental Planning Policy (Planning Systems) 2021*, the Independent Planning Commission is the declared consent authority for this development as Northern Beaches Council has made a submission by way of objection.

Based on its assessment, the Department believes that the project is able to be approved, subject to the recommended conditions of consent.

I have attached a copy of the Department's assessment report, recommended instrument of consent, and other relevant documents for the Commission's consideration.

Further information about the project can be found on the NSW planning portal:

https://www.planningportal.nsw.gov.au/major_projects/projects/mixed_use_development_fill_affordable_housing_4_delmar_parade_and_812_pittwater_road_dee_why

Please contact Amy Watson, A/Director, Social and Affordable Assessments, on [REDACTED] if you would like to arrange a briefing or require any additional information.

Yours sincerely,

[REDACTED]

David Gainsford
Deputy Secretary
Development Assessment and Sustainability