



ANN SHARP

OBJECT

Submission ID: e1

Organisation: N/A	Key issues: N/A
Location: N/A	
Attachment: N/A	

Submission date: 12/04/2024 12:02:00 PM

Mixed use development with in-fill affordable housing

4 Delmar Parade and 812 Pittwater Road, Dee Why

State Significant Development (SSD-68230714)

Dear Sir/Madam

Please find attached a one page submission in response to the Assessment Report.

I hope this can be accepted as a late submission.

Yours sincerely, Ann Sharp

To NSW Independent Planning Commission
Email: ipcn@ipcn.nsw.gov.au

Re Mixed use development with in-fill affordable housing
4 Delmar Parade and 812 Pittwater Road, Dee Why
State Significant Development (SSD-68230714)

4 December 2024

I have read the Assessment Report and wish to reiterate my objection to the proposal.

Reasons for Objection:

Direct and indirect impacts on the environment and amenity of Stony Range Regional Botanic Gardens and Heritage Conservation Area.

The adverse impacts include:

- Overshadowing of well used areas within the Gardens
- Visual impact of adjoining high rise development with additional storeys
- Increased intensity of development immediately adjacent to the Gardens
- Impacts on ecology and soil moisture due to excavation, seepage etc.

The proposal does not respect the important heritage values associated with the Gardens and the amenity it provides for the local and regional area.

The Regional Botanic Gardens provide an oasis of nature within Dee Why that for many years has been greatly appreciated by thousands residents and visitors alike.

The proposal does not adequately address the social, environmental and cumulative impacts on the Stony Range Flora Reserve.

The proposal is not suitable for the subject site adjoining Stony Range and would adversely impact on the integrity and amenity of natural areas within the Gardens.

Greater weight should be given to the regional status of the Botanic Gardens if its social and heritage values are to be conserved and enjoyed in future years.

Additional Comments

The overshadowing of Stony Range would increase significantly during winter months and result in a cold, bleak areas within the reserve throughout the day.

The increased height is not compatible with the surrounding area, which includes Stony Range and the adjoining low density residential. The subject site is on the edge and not within the central precinct of Dee Why.

Dee Why is intended as a commercial hub. The previously development on the site was for two storey commercial development (including medical services). The current proposal would result in less commercial floor space than previously.

The proposal will have long term negative impacts that are not in the public interest.

Yours sincerely

Ann Sharp