



# RECORD OF SITE INSPECTION

SITE INSPECTION NOTES		
<b>Project:</b>	Mixed use development at 4 Delmar Parade and 812 Pittwater Road Dee Why	
<b>Meeting Location:</b>	The Project Site and surrounding area	
<b>Date:</b>	Monday, 9 December 2024	
<b>Time:</b>	11:00am-12.20pm	
ATTENDEES		
<b>Commissioners:</b>	Michael Chilcott Suellen Fitzgerald	Panel Chair
<b>Office of the IPC:</b>	Brad James Oliver Cope	Principal Case Manager Planning Officer
<b>Applicant:</b>	Joseph Scuderi Angus Nguyen Jenna Colombini Aaron Sutherland Paul Burcher Ken Hollyoak	Head of Development, Landmark Group Australia Development Manager, Landmark Group Australia Senior Project Leader, Rothelowman Architects Director, Sutherland & Associates Planning Principal Ecologist, Aquila Ecological Surveys Director, The Transport Planning Partnership
LOCATIONS AND KEY OBSERVATIONS		
<b>1) Pittwater Road and Delmar Parade Intersection</b>	Opening statement, introductions and overview of the Site Inspection.	
<b>2) Delmar Parade</b>	The Commission observed the existing construction activities, the site's interface with Delmar Parade and the built form of surrounding development. The Applicant described the proposed stormwater diversion, retaining walls, construction access arrangements, podium height and development height. The Applicant also described traffic arrangements for the Pittwater Road and Delmar Parade Intersection.	
<b>3) Stony Range Regional Botanic Garden – Car Park</b>	The Commission observed the interface of the site with Pittwater Road and Stony Range Regional Botanic Garden. The Commission observed the use of the car park for construction activities. The Applicant described the proposed built form, development height, landscape and fencing treatments at the boundary with SRRBG carpark, public access issues and stormwater arrangements.	
<b>4) Stony Range Regional Botanic Garden</b>	The Commission observed the existing vegetation, understory and picnic facilities within the Stony Range Regional Botanic Garden. The Commission observed the areas that would experience overshadowing from the existing approval, the proposed development and a development at the maximum height control.	
The Site Inspection concluded. The Commission undertook a short tour of the Stony Range Regional Botanic Garden.		
<b>Meeting closed at: 12:20pm</b>		



## SITE INSPECTION MAP





# SITE INSPECTION PHOTOS

9 December 2024

## Locations:

1) Pittwater Road and Delmar Parade Intersection

2) Delmar Parade



*View along Delmar Parade with 822 Pittwater Road at image left, looking east*



*View along Delmar Parade towards Pittwater Road, looking west (2 Delmar Parade and Site at image left)*



*View along Delmar Parade, looking east*



*View towards Pittwater Road and Delmar Road intersection, looking west*



*View towards Pittwater Road and Delmar Road intersection, looking north (627 Pittwater Road in image background)*



# SITE INSPECTION PHOTOS

9 December 2024

**Location:**

**3) Stony Range  
Regional Botanical  
Garden - Car Park**



*View along Pittwater Road and 2 Delmar Parade frontage, looking north*



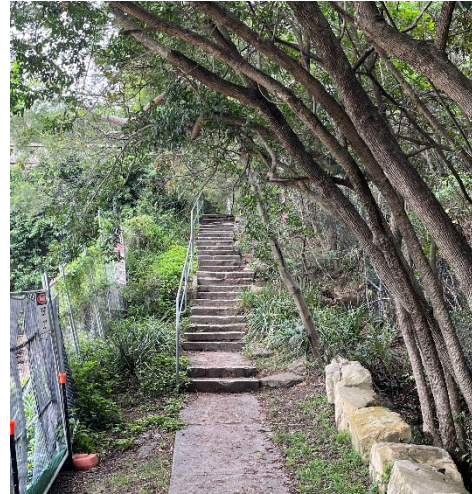
*View along Pittwater Road, looking north (Site at image right)*



*View to Stony Range Regional Botanical Garden Car Park, looking east*



*View to existing pedestrian path to Tango Avenue, Site at image left*



*View to existing steps to Tango Avenue, Site at image left*



*Entrance to Stony Range Regional Botanical Garden*



# SITE INSPECTION PHOTOS

9 December 2024

**Location:**

**4) Stony Range  
Regional Botanical  
Garden**



*View within Stony Range Regional Botanical Garden*



*View to current picnic facilities, looking west (car park in image background)*



*View to current picnic facilities, looking north (Site and car park in image background)*



*View within Stony Range Regional Botanical Garden*



*View to current picnic facilities, looking north-west (car park in image background)*



*View to rest area within Stony Range Regional Botanical Garden*