

Application Referral Comment Request

Development Assessment

To: Development Engineers
C/- Craig Morrison Natural Environment Unit

Date: 01 August 2013

Completion Due Date: 31/07/2013

Assessment Officer: Kevin Short

Application No: Mod2013/0112

Works: Modification of Development Consent DA2007/0856 granted for Demolition of the existing buildings, construction of a mixed use development comprising basement car parking, 3 storey retail/ commercial building, 10 residential apartments in two buildings and a detached dwelling and stratum subdivision

Address: 5 Lawrence Street FRESHWATER NSW 2096

In accordance with Council's procedures for the assessment of applications, your specialist advice is sought in relation to the above detailed application.

With regard to the completion of referrals the following is provided to assist your division:

- *Referrals (Events) are to be completed in Council's eServices system – Assess, the final document saved in TRIM and tasked to the Assessing Officer – **(this document is not to be edited)***
- *Assessment of referrals must result in the following conclusions only:*
 - *Proposal is acceptable without conditions;*
 - *Proposal is acceptable subject to conditions;*
 - *Proposal is unacceptable, however subject to design amendments of proposal it may become acceptable (stipulate via conditions);*
 - *Proposal is unacceptable, - detail what part of the development is unacceptable and why (e.g. fails to comply with relevant controls or has failed to provide adequate information);*
- *All conditions must have legislative backing and be consistent with the Newbury Test (i.e. What: What must be done, Who: Who must certify the work, When: When work / requirement is to be completed by and Why: Why are we requiring this to be done)*
- *Referral response is to be completed within **14 days** from the date of this request;*
- *Referrals are to be clear and concise and legislatively correct;*

NOTE: ALL REFERRAL RESPONSES ARE RELEASED ONTO COUNCIL'S WEBSITE.

Advice to Applicants:

Referral comments act as specialist advice to the Assessment Officer to aid in the consideration of the application. However, areas of specialisation can often conflict and the Assessment Officer will determine the appropriate way forward for the application.

NOTE: Council will assess the application as lodged and will generally not accept amended documentation (including plans, reports etc) and that an application should provide adequate detail prior to the lodgement of the application as per the requirements of the Environmental Planning and Assessment Act, Regulations and Council Application Checklists or other policy documents.

Accordingly you are advised that **prior** to engaging any specialist advice or revising an application (based on comments from a Referral Divisions) – contact the applications assigned **Assessment Officer on 9942 2111** or via council@warringah.nsw.gov.au

If you require any further information please contact the Assessment Officer.

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Application Review Panel – *Development Assessment Unit*

