

11 June 2025

John S Frize
C/- Nolan Planning Consultants
75 Oliver Street
FRESHWATER NSW 2096

Dear Sir/Madam,

Application No. DA2025/0670 - PAN-542273
Address: 3 Lalchere Street CURL CURL

Return of Application

Council has conducted a review of your application in accordance with Council's *Development Application and Modification Lodgement Requirements* and is unable to accept the application due to inadequate and/or insufficient information being provided to assess the proposed development.

Accordingly, Council is returning the application to you, which will require you to address the matters listed below and lodge a new application in the NSW Planning Portal, including all relevant plans and documentation as well as the required additional information:

1. Waste Management Plan/Report (Construction & Demolition)

A Waste Management Plan/Report (Construction & Demolition) as the development involves demolition, earthworks or construction.

The waste management plan provided is the same as the one provided with DA2024/1401. Please provide a new waste management plan to reflect the proposed works.

A form/template can be found here:
<https://www.northernbeaches.nsw.gov.au/sites/default/files/documents/general-information/building-waste/waste-management-plan-2016.pdf>

2. Architectural Drawings - Missing or Inadequate

The set of architectural drawings for the development are unsatisfactory. In this regard, the RL's for the swimming pool, specifically any steps in height are to be provided on the floor plan and elevations. Plan(s) are required to be revised or submitted.

3. Landscape Plan

A Landscape Plan that is prepared by a suitably qualified professional, including a planting schedule for new plantings (species, quantities, pot sizes and heights at maturity) and trees to be removed and retained.



Council has adopted this review and checking procedure in the interests of streamlining the processing of applications, ensuring all applications are *Assessment Ready* and so applications can be processed within reasonable timeframes.

It is very important that you carefully read and understand the reason(s) why your application has been returned, that you refer to the *Development Application and Modification Lodgement Requirements*, accessible via Council's forms page, to avoid your application being returned.

Visit our "*Lodge your Application*" webpage for more information or to access Planning Portal user guides.

Should you wish to speak to an officer to obtain clarification on the above matter(s) prior to relodging your application, please do not hesitate to contact Council's Planning Officer on 1300 434 434 during our business hours of 8.30am to 5.00pm, Monday to Friday.

Your co-operation in this matter is appreciated.

Yours Faithfully
Development Advisory Service Team