

17 June 2025

Map Architects Pty Ltd
Suite 4 Building B
37 Alexandra Street
HUNTERS HILL NSW 2110

Dear Sir/Madam,

Development Application No: DA2025/0476 for Alterations and additions to an approved dwelling house at 43 Idaline Street COLLAROY PLATEAU.

An assessment has been undertaken of your application. The assessment has found that it is unsatisfactory in its current form for the reasons identified below:

- **Insufficient information**

Development Engineering Issues

The proposal has been referred to the Development engineering team who have provided the following comments.

The proposal is for alterations and additions to an approved dwelling to include a basement level. No changes are proposed for the access arrangement approved under CDC. The stormwater plans propose a pump out system for the basement drainage to connect to the absorption system approved under CDC. Insufficient information has been provided to determine if the absorption system is sufficient to cater for the additional flows.

In accordance with Council's Water Management for Development Policy is to be designed based on a measured infiltration rate. The submitted geotechnical report indicates rock at shallow depths and no measured infiltration rate has been provided in the report. The design also proposes an above ground OSD basin between the dwelling and the pool. No sections are provided through the basin and the volume and retaining structures around the basin are unclear especially on the side of the pool.

The following additional information is required for further assessment:

- *The applicant is to provide a measured infiltration rate at the proposed location and depth of the absorption system.*
- *Sections through the OSD basin to confirm the volume of the basin The proposal is therefore unsupported.*

Waste Management Plan



The submitted waste management plan (WMP) is insufficient in detail as it does not detail the volume of excavation for the proposed basement and how it will be reused, recycled or disposed of.

An amended WMP is therefore required to be submitted.

Options available to the Applicant

Council is providing you with two (2) options to progress your application:

1. Prepare and submit further supporting information/amendments to address the above issues. Please carefully read the below advice if you choose this option.
2. Request that the current proposal proceed to determination in its current form, which may result in refusal of the application.

Please advise of your selected option by responding **within 7 days of the date of this letter** by email sent to council@northernbeaches.nsw.gov.au marked to the attention of the assessment officer. Should Council not receive your response by this date, Council will determine the application in its current form.

Submitting further information/amendments

Council will offer one opportunity to provide feedback on conceptual amendments addressing the issues raised in this letter. We strongly request that you contact the assessment officer directly for a 'without prejudice' discussion on your proposed resolution of the issues and the submission requirements before lodging any documentation on the NSW Planning Portal.

Conceptual amendments must be provided to Council for feedback **within 14 days of the date of this letter**. If conceptual amendments are deemed sufficient, we will then provide you with a timeframe upon which an amended application is to be lodged on the NSW Planning Portal (generally 14 days).

Please ensure that the amended/additional information submitted on the NSW Planning Portal is a genuine attempt to resolve the issues as Council will generally not seek any further information/amendments after that point. Council will proceed to assess and determine the application based on the submitted information without further consultation. Whilst we will provide feedback on your conceptual amendments in good faith, this cannot guarantee the approval of the amended application.

As part of any amended application, it may be necessary to update your supporting documentation (e.g., BASIX certificate, bushfire report, geotechnical report, etc.). Failure to do so may affect Council's ability to determine the application favourably.

Please ensure that any amendments are accompanied by a summary/schedule of amendments cover sheet.

Council reserves its right under section 37 of the *Environmental Planning and Assessment Regulations 2021* not to accept any information/amendment if it is not considered to be a



genuine attempt to resolve the issues. In which case, Council will inform you that the changes have not been accepted and the application will proceed to be determined.

This process has been established to ensure an efficient and responsible level of service which meets the requirements of the Department of Planning and Environment's *23A Guidelines on withdrawal of Development Applications 2023*, Ministerial Orders *Statement of Expectations 2021* and the *Development Assessment Best Practice Guide 2017*.

As per the requirements of section 36 of the *Environmental Planning and Assessment Regulation 2021*, you are advised that this application was accepted on 13 May 2025 and 35 days in the assessment period have now elapsed.

This letter will be released on Council's webpage as part of the application's documentation.

Should you wish to discuss any issues raised in this letter, please contact Charlotte Asbridge on 1300 434 434 during business hours Monday to Friday.

Yours faithfully

A handwritten signature in grey ink that reads "C. Asbridge". The signature is written in a cursive, flowing style.

Charlotte Asbridge
Planner