

4 November 2025

Cave Urban Pty Ltd
73a Bulkara Road
BELLEVUE HILL NSW 2023

Dear Sir/Madam,

Development Application No: DA2025/1479 for Alterations and additions to a dwelling house at 14 Kalianna Crescent BEACON HILL.

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**

The following information/documentation is required to complete the assessment of the application:

1. Preliminary Assessment of Site Conditions

The subject site is mapped within Area B on the Warringah Local Environmental Plan 2011 Landslip Risk Map.

Part E10 of the Warringah Development Control Plan 2011 requires a Preliminary Assessment of Site Conditions (i.e. Preliminary Geotechnical Report) to be prepared by a suitably qualified geotechnical engineer/engineering geologist when there is development proposed in Area B.

The Landslip Assessment submitted with this application has not been prepared by a qualified geotechnical engineer/engineering geologist and therefore, the development does not satisfy Part E10 of the Warringah Development Control Plan 2011.

In order for Council to complete with the assessment, a Preliminary Assessment of Site Conditions (i.e. Preliminary Geotechnical Report) must be prepared by a suitably qualified geotechnical engineer/engineering geologist and submitted to Council for assessment. The Preliminary Assessment of Site Conditions must be prepared in accordance with the checklist for Council's assessment of site conditions that are identified within the 'notes' section within Part E10 of the Warringah Development Control Plan 2011.

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 the assessment officer. Should Council not receive your response by this date, Council may determine the application in its current form.

The requested Preliminary Assessment of Site Conditions must be submitted by **25 November 2025**.

Submitting further information/amendments

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.

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 19 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 the undersigned on 1300 434 434 during business hours Monday to Friday.

Yours faithfully

Tom Burns
Principal Planner – Development Assessment