

## Memo

### Development Assessment

**To:** Northern Beaches Local Planning Panel (NBLPP)

**From:** Dean Pattalis – Planner  
CC – Steve Findlay – Manager Development Assessment

**Date:** 16 June 2025

**Subject:** Item 5.3 Local Planning Panel 18 June 2025  
DA2025/0139 - 932 Pittwater Road DEE WHY

The purpose of this memo is to advise the panel that correspondence has been received from the applicant in relation to Condition 1.

The applicant has requested for the Survey Plan and Roof Plan to be included within Condition 1, as well as the date of the Pittwater Road Building Setback Plan to be corrected.

The Roof Plan DA-1106 – B (30.05.2025) was inadvertently omitted from condition 1 and should have been included.

The Setback Plan in condition 1 references a superseded revision and needs to be corrected.

In regards to the survey plan, it is not a practice to include survey plans as part of the approved plans in condition 1 as they do not include development or works to be carried out under the consent.

### Conclusion

The inclusion of the Roof Plan is supported, along with the correction to the setback plan. The survey plan is not supported to be included

### Recommendation

That the following changes be made to the draft conditions of consent contained in the agenda.

A. Condition 1 amended as follows:

#### Approved Plans and Supporting Documentation

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

#### Approved Plans

<b>Plan Number</b>	<b>Revision Number</b>	<b>Plan Title</b>	<b>Drawn By</b>	<b>Date of Plan</b>
DA-0001	B	Site Plan	Altis	30/05/2025
DA-1101	A	Level 1 Plan	Altis	07/02/2025
DA-1102	B	Level 1A Plan	Altis	30/05/2025
DA-1103	B	Level 2 Plan	Altis	30/05/2025
DA-1104	B	Level 3 Plan	Altis	30/05/2025
DA-1105	B	Level 4 and Admin Plan	Altis	30/05/2025
DA-2000	B	Elevations – Existing and Demolition	Altis	30/05/2025
DA-2100	A	North and East Elevations	Altis	07/02/2025
DA-2101	B	South and West Elevations	Altis	30/05/2025
DA-2120	A	Proposed Finishes	Altis	07/02/2025
DA-1106	B	Roof Plan	Altis	30/05/2025
DA-3000	A	Sections – Demolition	Altis	07/02/2025
DA-3100	A	Sections	Altis	07/02/2025
DA-3101	B	Sections	Altis	30/05/2025
DA-SK1	A	Pittwater Road – Building Setback	Altis	27/05/2025
<b>Document Title</b>	<b>Version Number</b>	<b>Prepared by</b>	<b>Date of Document</b>	
Fire and Engineering Report	-	Performance Based Consulting	10/02/2025	
Accessibility Report	-	Accessibility Solutions	04/02/2025	
Traffic and Parking Assessment	B	Transport and Traffic	February 2025	

		Planning Associates	
Landscape Plan (Dwg 100 - 501)	B	Site Image Landscape Associates	05/02/2025
Design Statement	-	Altis	February 2025
Plan of Management	-	Unauthored	Undated
BCA Report	-	bm g	11/02/2025
Fire Safety Strategy	B	PBC	10/02/2025
Section J Report	3	Evolved Engineering	11/02/2025
Noise and Vibration Assessment	G	RWDI	29/04/2025
Civil Services (Dwg C010001 - C080402)	A	Acor Consutants	30/01/2025
Waste Management Plan	-	Waste Audit and Consultancy Services	13/01/2025

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.