
Sent: 14/01/2020 1:53:59 PM
Subject: RE: Development Application DA2019/1360 at 3 / 74 - 76 Old Pittwater Road BROOKVALE - old.suz3b
Attachments: Signed Owners Consent Letter - Suzanne P Edwards 21.11.2019.pdf; Signed Ownes Consent Letter - Strata Manager.pdf;

Hi Kevin

Thank you for your email and letter dated 14/1/20.

We note this application was lodged at the end of November 2019 and we are somewhat bemused to be made aware that the issues raised, have only just come to your attention.

As regards your request for withdrawal of the application, I will address your concerns seriatim.

1) Environmental Planning and Assessment Regulation 2000 (EPA Reg) - Owners Consent

In the DA submission we have provided two letters of owner's consent. One was from the owner of unit 3/74-76 Old Pittwater Road, and one was from the Strata Corporation, by their agent Lamb & Walters. In the second letter the Strata Corporation confirmed that a meeting in 2019 indicated it was acceptable to submit a DA for the proposed external staircase. Both owner's consent letters were attached to the back to the DA form. They are now **again** attached to this email.

2) Inaccurate Submitted Plans

In the submitted plans, the work shows the relevantly applicable detail. There is no inaccuracy. We note that there is a staircase, and door leading to the carpark underneath the unit 3 balcony, however since there is no change in this location, the detail was omitted. We can provide additional existing detail if this assists Council in understanding the proposal.

3) Withdrawal request

To request the application be withdrawn based on an error on the Councils part is absurd. We will however obtain the relevant minutes and the strata corporation stamp **and** as well arrange for the drafts person to add more detail to the south elevation even though nothing whatsoever turns on it.

Please revert with your further advice as a matter of urgency.


Cheers!

Thank you,
Kind Regards,

Nic Najar
BA (ICMS)
Assistant Town Planner

 **Turnbull**
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From: Kevin Short
Sent: Tuesday, January 14, 2020 12:08 PM
To: Nic Najjar
Subject: Development Application DA2019/1360 at 3 / 74 - 76 Old Pittwater Road BROOKVALE

Dear Nic,

Assessment of your application is now completed. Planning matters of Council's concern are attached.

As per the letter sent, it is now your opportunity to either withdraw the application with partial fee refund or let the application be determined.

Please feel free to call/email to discuss prior to this time.

Kind Regards

Kevin Short
Planner

Development Assessment
t 02 9942 2143 m 0409 363 865
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Northern Beaches Council

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OWNERS CONSENT LETTER

Unit 3,74-76 Old Pittwater Road
BROOKVALE NSW 2100

TO: Northern Beaches Council

RE: 3/74-76 Old Pittwater Road Brookvale – Development Application for proposed alterations and additions to the existing residential flat building

I/We, being the owner(s) of the property known as 3/74-76 Old Pittwater Road Brookvale ('the property'), consent as owner(s) to the making of a development application ('DA') for consent for the alterations and additions to the existing residential flat building.

In addition, I/we, being the owner(s) of the property, also authorise Turnbull Planning International Pty Limited to make and lodge with Council the DA or other application as referred to above.

Edwards
SIGNATURE

Suzanne Patricia Edwards
FULL NAME

.....
SIGNATURE

.....
FULL NAME

Owner(s) of 3/74-76 Old Pittwater Road Brookvale

Important Note. ALL owners of the property, whether owners as joint tenants or tenants in common, must sign this document.

26 March 2019

Northern Beaches Council
PO Box 82
MANLY NSW 1655

Dear Sir/Madam

RE: STRATA PLAN 69096, 74-76 OLD PITTWATER ROAD, BROOKVALE
APPROVAL FOR UNIT 3 EXTERNAL STAIRS

As Strata Managing Agents of the subject Strata Plan, we write with regard to the DA Application for unit 3 proposed external stairs from her respective balcony.

We note this matter was approved for both units 2 and 3 back in 2008 (Special By-law 3 of the attached) and further confirmed with approval from the strata committee at the recent 2019 Strata Committee Meeting.

Should you require any further details, do not hesitate to contact the undersigned.

Yours Faithfully,
LAMB & WALTERS



TALOFA POULI,
STRATA MANAGER