



northern  
beaches  
council

## MEMORANDUM

**DATE:** 12 September 2023

**TO:** Northern Beaches Development Determination Panel

**CC:** Steven Findlay, Manager Development Assessment

**FROM:** Kye Miles, Planner

**SUBJECT:** Item No. 3.4 - DA2022/1474 - 12 & 14 Gladys Avenue FRENCHS FOREST

The purpose of the memo is to address typographical/formatting errors in the assessment report, as below.

### Amendment to Condition 2

The following amendments (marked in red) are recommended to Condition 2 to ensure that the correct plan details are listed.

### Approved Plans and Supporting Documentation

The development must be carried out in compliance with the endorsed stamped plans and documentation listed below, except as amended by any other condition of consent:

#### a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Sheet 1 - Rev 1: Plan of subdivision	16 June 2023	Simon Pak Yan Ho
Sheet 1 - Issue D: Demolition plan	21 July 2022	RK Designs
Sheet 1 - Ver 1: Site driveway plan	27 June 2023	The Traffic Plans Company
Sheet 2 - Ver 1: Site driveway section	27 June 2023	The Traffic Plans Company
Bin enclosure plan	Not dated	Architectural Solutions
DA301 - Rev 2: Site plan	4 August 2023	Eric Architecture
DA01 - Rev G: Lot 1 plan	7 August 2023	Eric Architecture
Sheet 3 - Issue D: Lot 3 plan	21 July 2023	RK Designs
DA04 - Rev G: Lot 4 plan	7 August 2023	Eric Architecture

Lot 1 - External material and colour finishes schedule	1 August 2022	RK Designs
Lot 3 - External material and colour finishes schedule	1 August 2022	RK Designs
Lot 4 - External material and colour finishes schedule	1 August 2022	RK Designs
DA01 - Rev C: Lot 2 - Site plan	27 April 2023	NKP Architecture
DA02 - Rev C: Lot 2 - Second floor plan	27 April 2023	NKP Architecture
DA03 - Rev B: Lot 2 - First floor plan	15 August 2022	NKP Architecture
DA04 - Rev C: Lot 2 - Ground floor plan	12 March 2023	NKP Architecture
DA05 - Rev C: Lot 2 - Section	27 April 2023	NKP Architecture
DA06 - Rev C: Lot 2 - East & west elevation	27 April 2023	NKP Architecture
DA07 - Rev B: Lot 2 - North & south elevation	15 August 2022	NKP Architecture
DA08 - Rev A: Lot 2 - Carport	26 June 2023	Eric Architecture
Lot 2 - External material and colour finishes schedule	30 March 2022	NKP Architecture

<b>Engineering Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
DA-SW100 - Rev 9	30 June 2023	JCO Consultants
DA-SW200 - Rev 9	30 June 2023	JCO Consultants
DA-SW201 - Rev 9	30 June 2023	JCO Consultants
DA-SW300 - Rev 9	30 June 2023	JCO Consultants
DA-SW500 - Rev 9	30 June 2023	JCO Consultants

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
Aboriginal Due Diligence Assessment	14 March 2023	Unearthed Archaeology & Heritage
Arboricultural Impact Assessment Report	15 September 2022	Hugh The Arborist
BASIX Certificate No. 1326764S_02 - Lot 1	8 August 2023	RK Designs
BASIX Certificate No. 1298296S_04 - Lot 2	19 August 2022	Enviiro Pty Ltd
BASIX Certificate No. 1326834S - Lot 3	3 August 2022	RK Designs
BASIX Certificate No. 1327054S_02 - Lot 4	8 August 2023	RK Designs
Geotechnical Report	19 August 2022	White Geotechnical Group
Geotechnical Report - Lot 2	19 May 2022	White Geotechnical Group
Water Sensitive Urban Design	18 August 2022	JCO Consultants

b) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

c) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

d) The development is to be undertaken generally in accordance with the following:

<b>Landscape Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
LA01 - Rev B	18 May 2023	Apex Studio
LA02 - Rev B	18 May 2023	Apex Studio
LA03 - Rev A	4 August 2022	Apex Studio
LA04- Rev A	4 August 2022	Apex Studio
LA05 - Rev B	18 May 2023	Apex Studio
LA06 - Rev A	4 August 2022	Apex Studio

<b>Waste Management Plan</b>		
<b>Drawing No/Title.</b>	<b>Dated</b>	<b>Prepared By</b>
Waste Management Plan	2 August 2022	RK Designs

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

### **Recommendation**

The recommendation of approval is maintained subject to amendments to the condition described above.