

From: [Greg Boston](#)
To: [Planning Panels - Northern Beaches](#)
Subject: DDP Item 3.6 DA2024/0882 - 23&33 Bassett Street, Mona Vale - Deferral
Date: Sunday, 22 December 2024 9:50:47 AM
Attachments: [Medium rear lift waste truck.pdf](#)
Importance: High

Attention: Panel coordinator

Reference is made to the above matter deferred from the recent DDP meeting to provide the proponent time to consider the conditions of consent.

As the panel will be aware the application seeks alterations and additions to an approved residential care facility DA2020/0816.

We have reviewed the proposed draft conditions of consent in conjunction with the conditions imposed pursuant to develop a consent DA2020/0816.

As the consents will be implemented/ constructed concurrently we are trying to minimise conflict between conditions within both consents and where possible facilitate the issue of a single Construction Certificate.

In this regard, we seek the deletion/modification of the following conditions:

Modification of Condition 1

We seek the modification of this condition to read as follows:

1. Construction Certificate

Any Construction Certificate associated with the works approved by this consent shall be issued as a component of/ concurrently with any Construction Certificate issued for DA2020/816.

Should there be any inconsistencies between the subject development application and DA2020/0816, the consent for the subject development application shall prevail.

Deletion of Condition 4

We seek the deletion of this condition as it is a duplicate of Condition 1.

Deletion of Condition 6(p)

We seek the deletion of this condition as snowshoeing pool is proposed.

Deletion of Conditions 12, 13, 14, 15, 16 and 17

We seek the deletion of these conditions as flooding is appropriately addressed by way of Condition 29 of development consent DA2020/0816.

Condition 12 could be modified to read:

Flooding

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In order to protect property and occupants from flood risk the proposal is to comply with Condition 29 of development consent DA2020/816.

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Deletion of Condition 20

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We seek the deletion of this condition as a construction traffic Management plan requirements are dealt with by way of conditions 15, 41, 49 and 50 of development consent development consent DA2020/816.

Modification of Condition 25

We seek the modification of this condition to require the height clearance for an MRV truck to be a minimum 2.7m consistent with the original approval noting that the residential care facility will be serviced by a waste vehicle able to access the on-site loading bay with this height clearance. Specification for a 2.7m height garbage truck that will be used attached.

Please pass this email on to the DDP panel members for their consideration.

Don't hesitate to contact me should you have any questions.

Regards

Greg Boston
B Urb & Reg Plan (UNE) MPIA
B Env Hlth (UWS)
Director

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MEDIUM REARLIFT

Vehicle	Medium Rearlift			
Weights	TARE	GVM	Payload	
	9170kgs	15000kgs	4558kgs	
	Height	Load Height	Length	Width
Measurements	2.7m	2.7m	8.02	2.2m
Turning Circle	14.8			
Lift Capacity	600kgs			

