

23 May 2023



Nigel White
Suite 10 241-245 Pennant Hills Road
CARLINGFORD NSW 2118

Dear Sir/Madam,

Application No. DA2023/0615 - PAN-333620
Address: 1 Yanina Place FRENCHS FOREST

Return of Application

Council has conducted a review of your application in accordance with Council's *Development Application and Modification Lodgement Requirements (21/22)* and is unable to accept the application due to inadequate and/or insufficient information being provided to assess the proposed development.

Accordingly, Council is returning the application to you, which will require you to address the matters listed below and lodge a new application in the NSW Planning Portal, including all relevant plans and documentation as well as the required additional information:

1. **Owners Consent - Individual Lots:**
The owners consent submitted with the application does not meet the Environmental Planning & Assessment Regulation 2021 whereby written land owners consent is required for all Development Applications where the applicant is not the owner or is not the only owner. Specifically, the owners are listed as Michelline Trinidad and Gerard Michael Fitzpatrick. A copy of Council's Owners Consent Form has been uploaded under the Documents tab for completion.
2. **Waste Management Plan/Report (Construction & Demolition):**
A Waste Management Plan/Report (Construction & Demolition) as the development involves demolition, earthworks or construction.
3. **Preliminary Geotechnical Report - Landslip Area "B" (WLEP 2011):**
A Preliminary Geotechnical Report (Preliminary Assessment of Site Conditions) as the land is located in Landslip Risk Area "B" under Council's Landslip Risk Map. The report is to be prepared by a suitably qualified geotechnical consultant.

Council has adopted this review and checking procedure in the interests of streamlining the processing of applications, ensuring all applications are *Assessment Ready* and so applications can be processed within reasonable timeframes.



It is very important that you carefully read and understand the reason(s) why your application has been returned, that you refer to the *Development Application and Modification Lodgement Requirements (21/22)*, accessible via Council's forms page, to avoid your application being returned.

Visit our "*Lodge your Application*" webpage for more information or to access Planning Portal user guides.

Should you wish to speak to an officer to obtain clarification on the above matter(s) prior to relodging your application, please do not hesitate to contact Council's Planning Officer on 1300 434 434 during our business hours of 8.30am to 5.00pm, Monday to Friday.

Your co-operation in this matter is appreciated.

Yours Faithfully
Development Advisory Service Team