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MEMORANDUM

DATE: 1 February 2023

TO: Northern Beaches Local Planning Panel (NBLPP)

CC: Peter Robinson, Executive Manager Development Assessment

FROM: Adam Richardson, Manager Development Assessment

SUBJECT: Public exhibition of nominated integrated development

Item 4.1 – DA2022/0919 - 3 Gondola Road, North Narrabeen Demolition works and construction of shop top housing

Item 5.2 - 5.2 DA2022/1399 - 60 Chisholm Avenue, Avalon Beach - Construction of a carport including driveway access, inclinators and tree removal

Item 5.6 - DA2022/0717 - 99 Old Pittwater Road, Brookvale - Demolition works and construction of a mixed use development comprising self-storage units and industrial units including lot consolidation

Dear Panel Members,

The purpose of this memo is to provide clarification in relation to the required public exhibition of nominated integrated development applications (items 4.1, 5.2 and 5.6) being considered by the Northern Beaches Local Planning Panel at its meeting of 1 February 2023.

Section 56 of the *Environmental Planning and Assessment Regulations 2021* requires in the case of 'nominated Integrated Development' it publish a notice of the development application on Council's website and to also give notice of the application to —

- (i) the public authorities that, in the consent authority's opinion, may have an interest in the determination of the application, and
- (ii) the persons that own or occupy the land adjoining the land to which the application relates.

In relation to the notice, it is to contain the following information:

- (a) a description and address of the land on which the development will be carried out,
- (b) the name of the applicant and the consent authority,
- (c) a description of the development,
- (d) whether the development is designated development, nominated integrated development, threatened species development, Class 1 aquaculture development or State significant development,
- (e) a statement that the application and the documents accompanying the application, including any environmental impact statement, are available on the consent authority's website for the minimum period required under the Act,



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- (f) a statement that a person may, during the public exhibition period, make submissions to the consent authority about the application and that the submissions must specify the grounds of objection, if any,*
- (g) for development that is also integrated development—a statement of the required approvals and the approval bodies for the approvals*

Please find below a copy of each of the notification letters issued for the 3 applications and note that Council has a Portal on its webpage where such developments are published, and that the relevant information is displayed its DA tracking service, which also contains the relevant information.

Recommendation

The Panel note and receive this information.

Item 4.1 – DA2022/0919 0 3 Gondola Road, North Narrabeen Demolition works and construction of shop top housing

NOTICE OF PROPOSED DEVELOPMENT

Application No. DA2022/0919
Address: Lot 188 DP 16719 3 Gondola Road NORTH NARRABEEN
Description: Demolition works and construction of a shop top housing development
Submissions Close: 19 August 2022

I would like to advise you that the above Development Application has been lodged with Council. The applicant is MacKenzie Architects International.

The proposal does not constitute designated development. The proposal is 'Nominated Integrated Development' and a Controlled Activity Approval is required from the Natural Resources Access Regulator under s90 of the Water Management Act 2000.

It is Council's practice to notify adjoining property owners and residents when Development Applications are received. This provides an opportunity for owners and residents to identify issues of concern in relation to the proposed development for Council's consideration.

You may view plans, associated documents and follow the progress of a Development Application on Council's website: www.northernbeaches.nsw.gov.au > Planning and Development > Building and Renovations > Application Search.

If you would like to make a submission the best way to do so is online, via Application Search. Alternatively, you may email council@northernbeaches.nsw.gov.au or write a letter marked to the attention of Development Assessment and clearly identify the application number, the address of the property on which the development is proposed and the reasons for your concerns. They must be lodged by the Submissions Close date.

Council will acknowledge receipt of all submissions. Any objections received will be addressed in the report prepared by Council as part of the assessment process. All persons who make a submission will be advised of the outcome of this Development Application.

Please read the important information contained on the back of this letter and in the Northern Beaches Community Participation Plan, which is available on Council's website. Enquiries regarding this Development Application may be made to Adam Susko on 1300 434 434.



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Yours faithfully

Adam Susko
Planner

Item 5.2 - 5.2 DA2022/1399 - 60 Chisholm Avenue, Avalon Beach - Construction of a carport including driveway access, inclinor and tree removal

NOTICE OF PROPOSED DEVELOPMENT

Application No. DA2022/1399 - RE-NOTIFICATION
Address: Lot 1 & Lot 2 DP 1104192 60 & 62 Chisholm Avenue AVALON BEACH
Description: Construction of a driveway, carport and inclinor, including the extinguishment and creation of easements
Submissions Close: 28 November 2022

Please be advised that Council is re-notifying this Application due to an error in the previous notification. The applicant is N Herman.

The proposal is 'Nominated Integrated Development' and approval is required from Heritage NSW under s58 and 57(1) (Approval in respect of the doing or carrying out of an act, matter or thing referred to in s 57(1)) of the *Heritage Act 1977*.

It is Council's practice to notify adjoining property owners and residents when Development Applications are received. This provides an opportunity for owners and residents to identify issues of concern in relation to the proposed development for Council's consideration.

You may view plans, associated documents and follow the progress of a Development Application on Council's website: www.northernbeaches.nsw.gov.au > Planning and Development > Building and Renovations > Application Search.

If you would like to make a submission the best way to do so is online, via Application Search. Alternatively, you may email council@northernbeaches.nsw.gov.au or write a letter marked to the attention of Development Assessment and clearly identify the application number, the address of the property on which the development is proposed and the reasons for your concerns. They must be lodged by the Submissions Close date.

Council will acknowledge receipt of all submissions. Any objections received will be addressed in the report prepared by Council as part of the assessment process. All persons who make a submission will be advised of the outcome of this Development Application.

Please read the important information contained on the back of this letter and in the Northern Beaches Community Participation Plan, which is available on Council's website. Enquiries regarding this Development Application may be made to Brittany Harrison on 1300 434 434.

Yours faithfully

Brittany Harrison
Planner

Item 5.6 - DA2022/0717 - 99 Old Pittwater Road, Brookvale - Demolition works and construction of a mixed use development comprising self-storage units and industrial units including lot consolidation

NOTICE OF PROPOSED DEVELOPMENT



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Application No. DA2022/0717
Address: Lot 1, Lot 2, Lot 3 & Lot 4 DP 402645 99 & 101 Old Pittwater Road BROOKVALE
Description: Demolition works and construction of a mixed use development comprising self-storage units and industrial units including lot consolidation
Submissions Close: 11 July 2022

I would like to advise you that the above Development Application has been lodged with Council. The applicant is The Trustee For Brookvale Studios Unit Trust.

The proposal is 'Nominated Integrated Development' and a Controlled Activity Approval is required from the Natural Resources Access Regulator under S91 of the *Water Management Act 2000*.

It is Council's practice to notify adjoining property owners and residents when Development Applications are received. This provides an opportunity for owners and residents to identify issues of concern in relation to the proposed development for Council's consideration.

You may view plans, associated documents and follow the progress of a Development Application on Council's website: www.northernbeaches.nsw.gov.au > Planning and Development > Building and Renovations > Application Search.

If you would like to make a submission the best way to do so is online, via Application Search. Alternatively, you may email council@northernbeaches.nsw.gov.au or write a letter marked to the attention of Development Assessment and clearly identify the application number, the address of the property on which the development is proposed and the reasons for your concerns. They must be lodged by the Submissions Close date.

Council will acknowledge receipt of all submissions. Any objections received will be addressed in the report prepared by Council as part of the assessment process. All persons who make a submission will be advised of the outcome of this Development Application.

Please read the important information contained on the back of this letter and in the Northern Beaches Community Participation Plan, which is available on Council's website. Enquiries regarding this Development Application may be made to Alex Keller on 1300 434 434.

Yours faithfully

Alex Keller
Planner