

Memo

Development Assessment

To: Northern Beaches Local Planning Panel (NBLPP)

Cc: Rodney Piggott
Acting Executive Manager, Development Assessment

From: Megan Surtees
Planner

Date: 30 September 2024

Subject: Item 4.2 DA2024/0534 14 Bassett Street, Mona Vale

Record Number: 2024/703491

This supplementary memo has been prepared in response to additional information provided by the Applicant to the Panel on 30 September 2024, in response to recommended conditions of consent. Furthermore, it has been brought to the attention of Council that the address of two (2) objectors are incorrect. This is a systems error, and the submissions table has been corrected within this supplementary memo.

Item 1. Additional information

Background:

As part of the documentation prepared for the Final Occupation Certificate (FOC) for Complying Development Certificate 115/16 for the existing dwelling, a survey was prepared by SDG Land Development Solutions. This survey indicates the as-constructed relative levels.

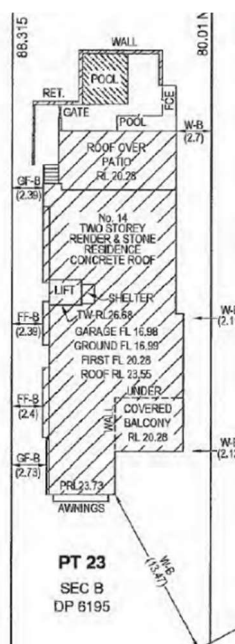


Figure 1. Survey extracted from FOC documentation.

This survey provides for different relative levels for the lift and associated shelter structure when compared to the survey prepared for the FOC.

The additional information provided by the Applicant includes:

- A final survey, dated 19 March 2019, prepared by SDG Land Development Solutions.
- A structural certificate, dated 30 April 2019, prepared by R. Balas Consulting Pty Ltd.
- Final structural plans, dated 28 July 2015 and 17 August 2015, prepared by R. Balas Consulting Pty Ltd.
- A Final Occupation Certificate, dated 22 October 2019, prepared by Building Certificates Australia Pty Ltd.

A FOC has been obtained for the existing dwelling following its redevelopment. A final survey for the building which included as constructed levels was provided to the Certifier as part of the suite of documentation for the FOC. That survey confirmed that the dwelling had been constructed in accordance with levels authorised under Complying Development Certificate 115/16. Despite this, the boundary identification survey which has since been prepared and provided for this current development application provided for different constructed levels than those associated with the Complying Development Certificate, particularly relating to the relative levels of the lift and associated shelter.

Recommendation:

2024/703491

Item 2. Amended submission table

Below is the correct submissions table:

Name:	Address:
Mr Andrew Paul Kingston	26 Bassett Street MONA VALE NSW 2103
Mrs Claire Ellen Jaroszewicz	22 Bassett Street MONA VALE NSW 2103
Withheld	MONA VALE NSW 2103
Ms Alison Margaret Edye	10 Bassett Street MONA VALE NSW 2103
Mr Jeffrey John Atkinson	39 Heath Street MONA VALE NSW 2103
Nicholas Tate	18 Bassett Street MONA VALE NSW 2103
Mr Miles Randall Goodman Phoebe Brosnan	12 Bassett Street MONA VALE NSW 2103
Mr Neil Colin Berrell	20 Heath Street MONA VALE NSW 2103
Mr David Arthur Hellmich Mrs Jodie Leanne Hellmich	37 Heath Street MONA VALE NSW 2103
Mrs Jodie Marie Holmes	28 Bassett Street MONA VALE NSW 2103
Mr Graeme Raymond Jessup	8 Bassett Street MONA VALE NSW 2103
Mr Jeffrey Philip Golder Mrs Barbara Golder	Po Box 514 MONA VALE NSW 1660
GLN Planning Pty Ltd	GPO Box 5013 SYDNEY NSW 2001
Mr Benjamin Philip Wheeler Mrs Shonagh Wheeler	16 Bassett Street MONA VALE NSW 2103

It must be noted that the content of the submissions has not changed. All concerns raised within the submissions have been considered and addressed within the Assessment Report.