



northern
beaches
council

MEMORANDUM

DATE: 25 October 2022
TO: Development Determination Panel (DDP)
FROM: Dean Pattalis, Planner
SUBJECT: DA2022/1047 - 6 Monash Crescent CLONTARF
REFERENCE: Additional Information

Dear Panel Members,

The purpose of this memo is to advise the Panel that additional information has been provided for this application during the assessment process. The documentation includes:

- Amended existing and proposed area calculation plans
- Amended Clause 4.6 Report addressing the changes to the calculations

Amended Plans

Section 4.15 (1) (a)(iv) – Provisions of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation 2021) Clauses 36 and 94 allow Council to request additional information. Council did so, seeking clarity around the calculation of GFA and the reference of same within the written Clause 4.6 variation request. The information described above was formally accepted by Council on 10 October 2022, whereupon the application was formally amended, pursuant of Clause 38 of the Regulation.

The applicant submitted amended plans which provided updated calculations of the existing and proposed gross floor area, proposed total open space and proposed landscaped area. This was in response to a request from the assessing officer as the original calculations had exclusions from gross floor area which were not consistent with the MLEP 2013 definitions. An updated Clause 4.6 Report was therefore also provided to reflect the numerical changes.

The amended plans did not result in any structural or design changes to the development nor result in any additional environmental impact. Therefore, no further community consultation is required, in accordance with Council's Community Participation Plan.

Dean Pattalis
Planner

Adam Richardson
Manager Development Assessments