



northern  
beaches  
council

# MEMORANDUM

**DATE:** 31 October 2023  
**TO:** Northern Beaches Local Planning Panel  
**CC:** Rodney Piggott, Manager Development Assessment  
**FROM:** Kye Miles, Planner  
**SUBJECT:** Item No. 5.3 – DA2023/0493 – 8 Ocean Road, Manly

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The purpose of the memo is to address the amended plans and BASIX Certificates provided by the applicant.

## Additional information

Council has received amended plans and BASIX Certificates for the proposal at 8 Ocean Road, Manly. These revised plans now incorporate an awning above an existing window (W2-14) to ensure compliance with the BASIX commitments. Additionally, the amended plans feature annotations that clarify the positioning of the new block wall in the northwest corner, confirming that it lies entirely within the property boundaries.

## Conclusion

These proposed changes are deemed minor and have no consequence or impact to surrounding properties. Consequently, it is recommended that the amended plans be accepted, substituting the plans reference in the assessment report and form part of the approval.

## Recommendation

The recommendation of approval is maintained subject to amendments to the following condition:

### Amendment to Condition 1

#### Approved Plans and Supporting Documentation

The development must be carried out in compliance with the endorsed stamped plans and documentation listed below, except as amended by any other condition of consent:

a) Approved Plans

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
DA-02-C: Site plan	12 September 2023	Kubanyi Architects
DA-A03-D: Ground level plan	12 September 2023	Kubanyi Architects
DA-A04-E: First level plan	31 October 2023	Kubanyi Architects
DA-A05-E: Second level plan	31 October 2023	Kubanyi Architects
DA-A06-B: Third level plan	30 October 2023	Kubanyi Architects
DA-A07-A: Roof plan	14 April 2023	Kubanyi Architects
DA-A08-E: Section A-A	30 October 2023	Kubanyi Architects
DA-A09-E: Section B-B	30 October 2023	Kubanyi Architects
DA-A10-D: Section C-C	30 October 2023	Kubanyi Architects
DA-A11-E: East & west elevations	30 October 2023	Kubanyi Architects
DA-A12-E: South elevation	30 October 2023	Kubanyi Architects
DA-A13-E: External finishes	30 October 2023	Kubanyi Architects
DA-dem.01- B: Demolition plan	7 August 2023	Kubanyi Architects

<b>Engineering Plans</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
H-01-RevE	September 2023	Abel & Brown P/L
H-02-RevE	September 2023	Abel & Brown P/L
H-03-RevE	September 2023	Abel & Brown P/L
H-04-RevE	September 2023	Abel & Brown P/L

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
BASIX Certificate No. A1373673_02 - Unit 1	30 October 2023	Efficient Living Pty Ltd
BASIX Certificate No. A1373676 – Unit 2	24 October 2023	Efficient Living Pty Ltd
BASIX Certificate No. A1373674_02 - Unit 3	30 October 2023	Efficient Living Pty Ltd
BASIX Certificate No. A1373677 - Unit 4	24 October 2023	Efficient Living Pty Ltd
BASIX Certificate No. A1373678 - Unit 5	24 October 2023	Efficient Living Pty Ltd
BASIX Certificate No. A1373670_02 – Unit 6	30 October 2023	Efficient Living Pty Ltd
Preliminary Landslip Geotechnical Assessment	18 April 2023	Crozier Geotechnical Consultants

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

<b>Waste Management Plan</b>		
<b>Drawing No/Title.</b>	<b>Dated</b>	<b>Prepared By</b>
Waste Management Plan	Not dated	Listed applicant

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.