



MEMORANDUM

DATE: 07.08.2024

RE: REV2024/0008 – 26 Thornton Street, Fairlight

TO: Development Determination Panel (DDP)

CC: Rodney Piggott – Manager Development Assessment

FROM: Maxwell Duncan – Principal Planner

The purpose of this memo is to advise the Panel that additional information has been provided by the applicant. The additional information includes:

1. Amended Plans

The plans amended the application as follows:

- Deletion of the swimming pool.
- Deletion of the lower floor storage extension
- Reduction of the ground floor extension to the north of the site.
- First floor reduction

2. Updated clause 4.6 (Floor Space Ratio) to reflect the reduced gross floor area.

3. Updated BASIX Certificate

Re-notification of the proposed development was not required, in accordance with the Northern Beaches Council Community Participation Plan (CPP), as the proposed amendments would have a reduced environmental impact. Notwithstanding this, the objecting property to the south of the subject site was informally notified of the amended plans. No further objection was provided to Council.

The proposed amendments will reduce the overall bulk and scale of the proposed development, with the scale of the development in keeping with the recent first floor addition approval for semi-detached dwellings in the close vicinity of the subject site.

Therefore, the proposed amendments are supported.

RECOMMENDATION

As a result of the proposed revised drawings, it is recommended that Condition 1 – Approved Plans and Supporting Documentation for both DA2020/1228 be amended as follows:

- **Amend Condition 1 - Approved Plans and Supporting Documentation- to read as follows:**

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
02	D	Site Plan	Paul Carrick	July 2024
03	D	Floor Plan - Level 0 Street Entry	Paul Carrick	July 2024
04	D	Floor Plan - Level 1 Living	Paul Carrick	July 2024
05	D	Floor Plan - Level 2 Bedrooms	Paul Carrick	July 2024
06	D	Roof Plan	Paul Carrick	July 2024
07	D	Elevations Front - West + Rear - East	Paul Carrick	July 2024
08	D	Elevations Side - North	Paul Carrick	July 2024

09	D	Elevations Side - South	Paul Carrick	July 2024
10	D	Section- Sheet 1 - Long Section	Paul Carrick	July 2024
11	D	Section - Sheet 2 at Annex - Stairs	Paul Carrick	July 2024
12	D	Driveway Conceptual Layout	Paul Carrick	July 2024
13	D	Landscape	Paul Carrick	July 2024
14	D	Window and Door Schedule	Paul Carrick	July 2024
16	D	Waste Management and Erosion Plan	Paul Carrick	July 2024
17	D	Drainage and Sewer Plan	Paul Carrick	July 2024
20	C	Part Wall interface/ Southern wall detail	Paul Carrick	March 2024

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
BASIX Certificate No. A484357_04	4	Paul Carrick	1 August 2024
Structural engineering Review	-	PelEng	4 April 2024
White Geotechnical Group	-	White Geotechnical Group	23 February 2023
Waste Management Plan	-	-	-

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

The following conditions be deleted as there is no swimming pool being approved

- **Condition 30 – Swimming Pool Requirements Deleted**
- **Condition 32 – Swimming Pool/Spa Motor Noise Deleted**