



Memo

Development Assessment

To: Northern Beaches Local Planning Panel

Cc: Adam Richardson
Acting Executive Manager Development Assessment

From: Phil Lane
Principal Planner

Date: 15 September 2026

Subject: Item No. 4.1 - DA2025/1640 – 27 Brown Street Forestville

The purpose of this memo is to advise the Panel of a late submission received from the applicant requesting an amendment to Condition 1 within the Assessment Report, and also a late submission received from the owners to the rear of the subject site (Mr & Mrs Greenbank from 20 Epacris Avenue, Forestville).

Condition 1

The applicant has identified that recommended Condition 1 refers to plans and documents that have been superseded by the various amendments to the development. Specifically:

- *DA030 Demolition Plan Revision 2 should be dated 27 October 2025 instead of 17 June 2026*
- *DA301 Elevations should be Revision 4 dated 24 August 2026 instead of Revision 3 6 July 2026*
- *Nathers Certificate for Dwelling 1 should be version #HR-GGX0FE-02 dated 08 July 2026 instead of #HR-GGX0FE-01 21 October 2025*
- *Civil Works Drawings from Smart Structures should be removed from this list*

A review of Condition 1 has identified that:

- The date of the demolition plan is incorrect and is to be corrected.
- Council does not hold a copy of the Revision 4 plans for Elevations Drawing DA301. The listed version in Condition 1 is correct.
- Council does not hold a copy of the listed Nathers certificate. The listed version in Condition 1 is correct.
- The Civil Works Drawings were erroneously included in Condition 1 and is to be deleted.

An amended Condition 1 is included in the recommendation of this memo.

Late Submission

Additionally, a late submission was received from the owners of 20 Epacris Avenue, Forestville.

Following the business paper being published, the following concerns were identified:

- *Removal of pines and a Sequoia tree near the rear boundary of 27 Brown Street as occurred in June 2024.*
- *The development is not suitable for Brown Street, is excessive in scale and will alter the character of the neighbourhood and affect the quality of life; and*
- *Considering this new information that the development application be reviewed and refused.*

Comment: The removal of the trees predate the lodgement of the application and are unrelated matters.

The other points in the submission have been addressed within the assessment report.

Conclusion

Condition 1 should be amended. The late submission is noted, and does not alter the assessment contained within the report.

Recommendation

That DA2025/1640 be approved as recommended, subject to the amendment to Condition 1 as follows:

1. Approved Plans and Supporting Documentation

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
DA000	4	Cover Page	Walsh Architects	24 August 2026
DA030	2	Demolition Plan	Walsh Architects	27 October 2025
DA040	4	Proposed Site Plan	Walsh Architects	6 July 2026
DA101	3	Ground Floor Plan	Walsh Architects	6 July 2026
DA102	3	Level 1 Plan	Walsh Architects	6 July 2026
DA103	3	Level 2 Plan	Walsh Architects	6 July 2026
DA104	3	Roof Plan	Walsh Architects	6 July 2026
DA200	3	Sections	Walsh Architects	6 July 2026
DA300	4	Elevations	Walsh Architects	24 August 2026
DA301	4	Elevations	Walsh Architects	24 August 2026

DA900	3	External Finishes	Walsh Architects	24 August 2026
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Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
BASIX Certificate	1818044_02	Building Sustainability Assessments	8 July 2026
NatHERS Certificate	#HR-AW2J54-02	Building Sustainability Assessments	8 July 2026
NatHERS Certificate	#HR-Q072EG-02	Building Sustainability Assessments	8 July 2026
NatHERS Certificate	#HRGGX0FE-01	Building Sustainability Assessments	21 October 2025
NatHERS Certificate	#HR-ABF07N-02	Building Sustainability Assessments	8 July 2026
Landscape Plan Job No. 108.26(25)/161'A'	Revision A	iscape Landscape Architects	10 June 2026
Stormwater Concept Design Statement	251203	RTS Civil Consulting Engineers	23 June 2026
Stormwater Management Plans Sheets SW001B - SW202B & Sediment & Erosion Control Plans Sheets SE100B & SE200B	Project No. 251203, Revision B	RTS Civil Consulting Engineers	23 June 2026
Arboricultural Impact Assessment	Job No: 2500067	Selena Hannan Landscape Design	14 October 2025
Waste Management Plan for 27 Brown Street Forestville	-	-	27 October 2025
Geotechnical Investigation Report	ESWN-PR-2025-3338	ESWNMAN Geotechnical Engineering Services	31 October 2025
Traffic Impact Assessment	25270	Gensis Traffic	29 October 2025

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.