



northern
beaches
council

MEMORANDUM

DATE: 14 March 2023

TO: Northern Beaches Local Planning Panel (NBLPP)

CC: Peter Robinson, Executive Manager Development Assessment

FROM: Max Duncan- Principal Planner

SUBJECT: Item No. 5.1 – DA2022/1431 – 633 – 635 Warringah Road, Forestville

TRIM REFERENCE: 2023/164651

The purpose of this memo is to advise the Panel that the applicant has requested changes to two of the recommended conditions. The applicant has requested deletion of condition 62 (Community Title Management Statement) and amendment of condition 34 (Pre-Construction Dilapidation Report). An assessment of these changes is provided below:

Condition 62 - Community Title Management Statement

Condition 62 was recommended to be imposed by Council's water management officer. The applicant notes that the lots included as part of this application were not proposed for community title. Council's water management officer reviewed the condition and confirmed that the condition was imposed in error. It is therefore not required to be imposed if this application is to be approved.

Condition 34 - Pre-Construction Dilapidation Report

The applicant has requested Condition 34 be amended to delete the nominated properties and ensure dilapidations reports for properties within the zone of influence. Given the scale of the proposed development, and to provide certainty the reports would provide for both the applicant and neighbouring properties, it is recommended that the condition remains unchanged.

RECOMMENDATION

The following changes to the conditions contained in the assessment report:

- Retain **Condition 34 - Pre-Construction Dilapidation Report**
- Delete Condition 62:

62. Community Title Management Statement
DELETED.