

Memo

Development Assessment

To: Development Determination Panel (DDP)

Cc: Steve Findlay
Manager, Development Assessment

From: Tom Prosser
Principal Planner

Date: 11 December 2024

Subject: Item 3.4 - DA2023/1463 – 100 Cabarita Road, Avalon Beach

Record Number: 2024/903463

Dear Panel,

The purpose of this Memorandum is to identify the following issues with the Council Assessment report:

- Site photo and address details need to be updated.
- Duplicate conditions are recommended for deletion.
- Condition formatting is recommended to be updated.

Site photo and address update

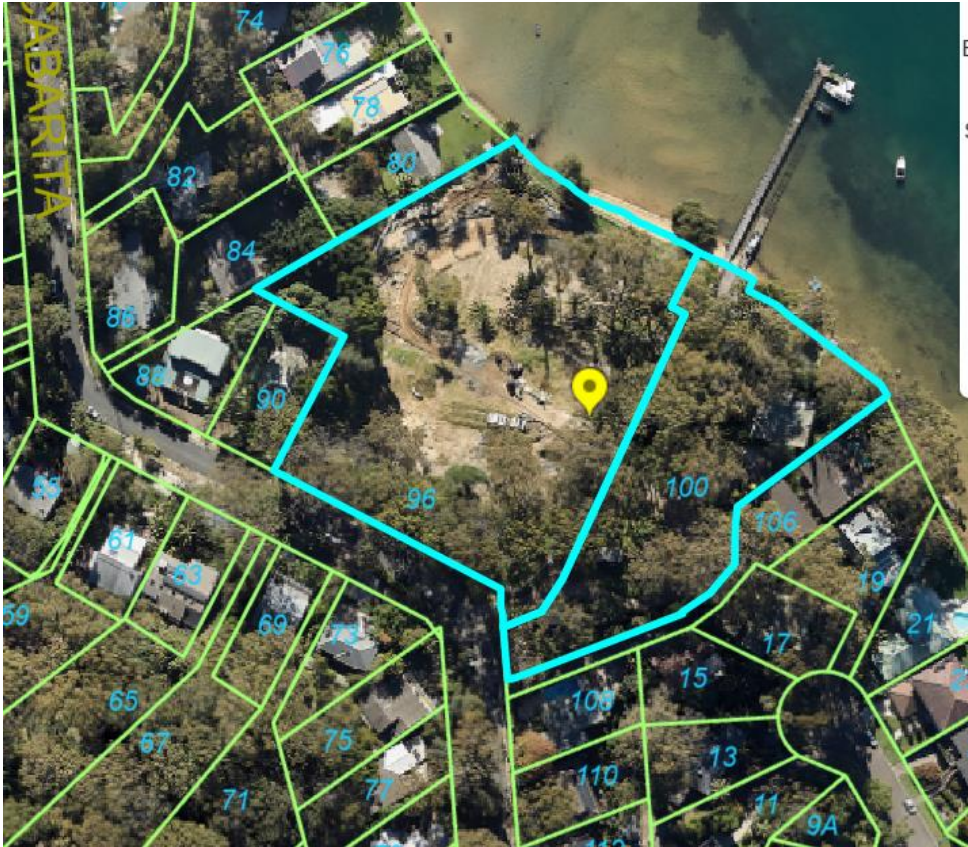
The assessment report identifies the address of the property at the time of lodgement and public notification.

The notification identified “96 and 100 Cabarita Road.” Since the notification, the land has been subdivided, and the address has been updated to be as follows:

Pt Lot 21 DP 1302239 Pt Lot 22 DP 1302239, 100 Cabarita Road AVALON BEACH
NSW 2107

Since the publishing of Council’s assessment report, this has been updated in Council’s system (Technology One).

The site photo shown in Council’s Assessment report shows 96 Cabarita Road only. The following photo provides a correction to show 96 Cabarita Road and 100 Cabarita Road:



Duplicate conditions

The following conditions in Council's Assessment report involve duplication and can be deleted:

- Condition 21
- Condition 39
- Condition 51
- Condition 54

Condition Formatting

Condition 34 has red text. This text should be black.

RECOMMENDATIONS

The following recommendations are made:

1. Delete Condition 21
2. Delete Conditions 39
3. Delete Condition 51
4. Delete Condition 54
5. Ensure the whole of condition 34 has black text.