

Memo

Development Assessments

To: Development Determination Panel

From: Alex Keller
Principal Planner

Date: 6 November 2019

Subject: Development Application No.DA2018/1989 – No.96 -104 Cabarita Road Avalon Beach - Land subdivision of 4 Lots into 2 Torrens Title Lots to create 9 Community Title residential Lots with 1 Community Title access Lot, including landscaping, roadworks, services infrastructure and ancillary site works

Record Number: 2019/63888, 2019/63919, 2019/608815, 2019/604874, 2019/604870, 2019/604869, 2019/604875

Background

This memo addresses the Development Determination Panel (DDP) consideration of draft conditions of consent for DA2018/1989. This includes matters / comments raised by the Applicant and the review of the applicant's comments as detail the previous Memo to DDP dated 23 October 2019.

Consideration of Draft Conditions

The proposed changes have been included as detailed within the attached draft conditions of consent and in accordance with the memo to DDP, dated 23 October 2019, and comments by DDP (by email) dated 24 October 2019 with the following exceptions:

Condition 6 – Security Bond

This is a pre-set condition applying to all development and therefore unchanged. The other conditions for bond amounts for drainage, kerb and civil works allow for the option of a bank guarantee.

Condition 86 – Emergency Access

This condition is altered to clarify it only applies if a security gate is installed. The condition is suitable for the applicant / certifier to enable the appropriate means for access.

Condition numbering

The condition sequence has been renumbered due to the deletion of four (4) draft conditions for the reasons previously considered by DDP.

Conclusion

The above changes and clarification of conditions sought by the applicant have been considered and recommended to be adopted as detailed in the attached draft conditions of consent.

Recommendation

That the Development Determination Panel of Council adopt the attached draft conditions as detailed for DA2018/1989, being the land subdivision of 4 Lots into 2 Torrens Title Lots to create 9 Community Title residential Lots with 1 Community Title access Lot, including landscaping, roadworks, services infrastructure and ancillary site works at No.96 -104 Cabarita Road Avalon Beach.



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