



northern
beaches
council

MEMORANDUM

DATE: 10 August 2023

TO: Northern Beaches Local Planning Panel (NBLPP)

CC: Adam Richardson, A/Executive Manager Development Assessment

FROM: Natalie Richter, Consultant Planner

SUBJECT: Item No. LPP item 5.1 - DA2023/0376 – 400 Barrenjoey Road Bilgola Beach

TRIM REFERENCE: 2023/506363

The purpose of this memo is to advise the Panel there is a typographical error in the recommended conditions which requires correction.

The details are as follows:

Recommended Condition 12 within the assessment report current reads as follows:

12. Use of roofing

Any plastic membranes used across the northern façade of the outdoor dining shade are only to be open in inclement weather. The structure is generally to remain open.

Reason: To ensure that amenity of the surrounding locality is maintained.

The wording should be as that imposed on the original Development Consent for the kiosk building on the site (ref: N0038/2007). The particular condition relates to the plastic roof membrane and it only be used in inclement weather. This is not proposed to change under the current application.

The original condition reads as follows:

*22. The plastic membranes mounted upon the northern façade of the new outdoor dining shade structure are only to be **used** in inclement weather. At all other times the structure is to remain open.*

Recommendation –

That should the Panel resolve to approve DA2023/0376, that the following amendments to recommended Condition 12 – Use of Roofing be adopted:

12. Use of roofing

Any plastic membranes used across the northern façade of the outdoor dining shade are only to be used in inclement weather. The structure is generally to remain open.

Reason: To ensure that amenity of the surrounding locality is maintained.