

Memo

Development Assessment

To: Northern Beaches Local Planning Panel (NBLPP)

Cc: Peter Robinson
Executive Manager, Development Assessment

From: Danielle Deegan
External Planner

Date: 1 April 2025

Subject: DA2024/1171 - Supplementary Memo

Record Number: 2025/231558

The purpose of this memo is to inform the panel that two errors have been made in the assessment report.

1. Executive Summary

The executive summary states:

“The proposal is a Council related development (landowner) and has a capital investment value of more than \$5 million. Consequently, the proposal is a regionally significant development pursuant to clause 2.19 and schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021.”

This is an error, as the capital investment value (CIV) is \$2,307,871.50, less than minimum \$5 million CIV that is required to be determined by a regional panel. Therefore, the application is not required to be determined by Sydney North Planning Panel.

Given the Council is the landowner, the development application is required to be determined by the NBLPP.

2. Land use table

Additionally, the report refers to “restaurant use” in the assessment report (Page 29, under the heading ‘ **Zone RE1 Public Recreation**’).

This is an error and should be replaced with “**Recreation facility (indoor)**”

Recommendation

- Delete the following paragraph from the assessment report (Executive Summary):

“The proposal is a Council related development (landowner) and has a capital investment value of more than \$5 million. Consequently, the proposal is a

regionally significant development pursuant to clause 2.19 and schedule 6 of the State Environmental Planning Policy (Planning Systems) 2021.”

- Amend the following paragraph from the assessment report (Page 29, Zone RE1 Public Recreation) to read as follows:

*“The proposed **recreation facility (indoor)** is permissible in the RE1 Public Recreation zone”*