



northern
beaches
council

MEMORANDUM

DATE: 22 February 2023
TO: Development Determination Panel
CC: Rod Piggott, Planning Assessments Manager
FROM: Adam Croft, Principal Planner
SUBJECT: Mod2023/0006 – 11 Lyly Road, ALLAMBIE HEIGHTS

Dear Panel,

On 22 February 2023, the Applicant made a request for the further amendment of Mod2023/0006. Specifically, the Applicant seeks the amendment of Condition No. 12(4) to reduce the maximum width of the approved parking structure from 6.0m to 5.9m.

The proposed amendment increases the approved eastern side setback of 3.186m by a further 100mm and will not result in any additional visual or amenity impacts to surrounding land. The resulting internal hardstand width of 5.5m complies with the minimum width required by the relevant Australian Standard.

As the proposed amendment is considered to result in a reduction in environmental impacts, re-notification of the application is not required as provided by the Northern Beaches Community Participation Plan.

The proposed amendment of Condition No. 12(4) gives rise to a physical change to the approved development – a reduction in the hardstand size and subsequent increase to the side setback - thereby engaging the power of the consent authority to modify the development consent.

Recommendation

The recommendation of approval is maintained based on the above considerations.