



A D D E N D U M

ADDENDUM TO REPORT OF STEPHEN BEATTIE - MANAGER DEVELOPMENT SERVICES DATED 5 JULY 2021

SUBJECT: LPP05: Section 8.2 Review of Determination
APPLICATION NO. No 3/21 (DA 232/20), 1-11 Rodborough Avenue Crows Nest.
AUTHOR: Stephen Beattie Manager Development Services
DATE: 5 July 2021

SUMMARY

This addendum report should be read in conjunction with the agenda item LPP05 concerning a proposal for the demolition of the existing dwellings and the construction of a 4 storey residential flat building with basement parking and associated landscaping.

The purpose of this addendum is to amend recommended condition C4 which relates to flood prone land to improve its relevance and appropriateness: -

AMENDED/ADDITIONAL CONDITIONS

Condition C4

Flood Evacuation Plan

C4. Prior to the issue of a construction certificate, a flood evacuation plan must be prepared to the satisfaction of Council detailing the methods to be employed in the event of a flood. The plan must also specify that a deed of release agreement must be entered into between the person acting on this consent and affected property owner in respect of any claims that may arise in the event of a flood.

(Reason: To ensure that appropriate plans and agreements are in place in the event of a flood)

To be amended to read:

Flood Evacuation Plan and Deed of Release

C4. Prior to the issue of a construction certificate, a Flood Evacuation Plan must be prepared to the satisfaction of Council detailing the methods to be employed in the event of a flood. A deed of release agreement must also be entered into between the affected property owner and Council, to indemnify Council in respect of any claims that may arise in the event of a flood.

(Reason: To ensure that appropriate plans and agreements are in place in the event of a flood)

Reason for Amendment:

The deed of release should indemnify Council.

Additional Condition.

Floor Evacuation Plan

I13. The Flood Evacuation Plan required to be prepared by this development consent shall be adhered to at all times.

(Reason: To ensure the safety of future occupants)

Reason for additional condition.

This condition reinforces the ongoing nature of the Flood Evacuation Plan.

RECOMMENDATION:

1. **THAT** the North Sydney Local Planning Panel note this addendum.
2. **THAT** amended Condition C4 and the additional condition I13 be incorporated into any consent granted by the North Sydney Local Planning Panel.

SIGNED

George Youhanna, Executive Planner

Stephen Beattie, Manager Development Services
