



northern  
beaches  
council

## MEMORANDUM

**DATE:** 15 May 2024

**TO:** Northern Beaches Local Planning Panel (NBLPP)

**CC:** Peter Robinson, Executive Manager Development Assessment

**FROM:** Adam Richardson, Manager Development Assessment

**SUBJECT:** Item No. 5.1 - DA2024/0125 - Lot 1 DP 1282038, 4-8 Inman Road  
Cromer – Use of Premises as a Indoor Recreation Facility, fitout and signage

**TRIM REFERENCE:** 2024/352131

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The purpose of this memo is to advise the Panel of the late submission of amended plans by the Applicant.

On the afternoon of 14 May 2024, the applicant submitted to Council an amended floor plan which adjusts the location of the bathrooms. This change has been proposed so as to simplify connection to the sewer.

The alternate layout does not change the extent of proposed use, its intensity and is simply a design amendment to make construction simpler.

There is no objection to this plan or alternate layout and accepting the plan does not change Council assessment or recommendation, nor does it require any further assessment. The plan does not alter Council's recommendation for approval for DA2024/0123.

The applicant uploaded the plans to the NSW Planning Portal on 15 May 2024.

### Recommendation

- A. That the Northern Beaches Local Planning Panel accept the applicants late amended floor plan uploaded to the NSW Planning Portal on 15 May 2024
- B. The following condition is recommended to replace Condition No. 1 in the recommendation in the assessment report:
  1. **Approved Plans and Supporting Documentation**  
Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent

expressly require otherwise.

<b>Approved Plans</b>				
<b>Plan Number</b>	<b>Revision Number</b>	<b>Plan Title</b>	<b>Drawn By</b>	<b>Date of Plan</b>
DA-001	A	Site Plan	Roberts & Co	6 February 2024
DA-101	B	Proposed Tenancy Plan	Roberts & Co	9 May 2024
DA-300	A	Elevation and Signage Sheet 01	Roberts & Co	6 February 2024
DA-301	A	Elevation and Signage Sheet 02	Roberts & Co	6 February 2024

<b>Approved Reports and Documentation</b>			
<b>Document Title</b>	<b>Version Number</b>	<b>Prepared By</b>	<b>Date of Document</b>
Fire Safety Statement	-	Saliya Hapugalle	11 May 2020
Waste Management Plan	-	No author	n.d.
BCA & Access Assessment Report	P24 003-BCA-r1	BCA Clarity	8 February 2024
Heritage Impact Statement	A	Archispectrum	September 2023
Plan of Management	A	Archispectrum	September 2023

Noise Impact Assessment	-	Peace and Quiet Group Pty Ltd	11 September 2023
Traffic & Parking Assessment	B	Transport and Traffic Planning Associates	September 2023

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.