



northern  
beaches  
council

## MEMORANDUM

**DATE:** 16 April 2024

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

**CC:** Daniel Milliken, Acting Executive Manager Development Assessment

**FROM:** Gareth David - Principal Planner, Development Assessment

**SUBJECT:** Item No. 5.2 - DA2023/1392 – 16-20 Homestead Avenue, Collaroy

**TRIM REFERENCE:** 2024/261093

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The purpose of this memo is to advise the Panel that an additional submission has been received from an objector, which raises the following matters:

- 1. The applicant has submitted updated plans but no updated Access Report confirming compliance with Schedule 4 Accessibility provisions within State Environmental Planning Policy (Housing) 2021. Concern is also raised that the development does not comply with Schedule 4 of SEPP Housing 2021 in relation to kitchens, circulation space and carparking.**

Following this submission, the applicant has provided amended floor plans which have been updated to comply with Schedule 4 Accessibility provisions within State Environmental Planning Policy (Housing) 2021. The changes to the floor plans are relatively minor internal changes.

The amended plans are accompanied by a letter from the Access consultant stating that the development (as amended) is compliant with relevant access provisions.

A notation on the plans have also been added to ensure the development meets these standards and conditions of consent have been recommended to ensure the development complies with relevant requirements in accordance Schedule 4 of SEPP Housing 2021.

Furthermore, the applicant has submitted an amended basement parking layout which provides a shared area to each dedicated parking space in accordance with the requirements for parking for persons with a disability set out in AS 2890.6. This has resulted in the reduction of two (2) parking spaces (one from Residence 1.02 and another from Residence 1.04). The amended parking layout would result in a total of 11 parking spaces which would retain compliance with the 9 parking spaces requirement within SEPP Housing 2021.

The changes to the plans are internal and have not changed the overall built form or compliance of the development.

**Conclusion:**

The recommendation remains unchanged, that the application be approved subject to the conditions.

**Recommendation:**

That the Northern Beaches Local Planning Panel approve the application, subject to the conditions contained within the Assessment Report, and for Condition 1 to be amended to read:

<b>1. Approved Plans and Supporting Documentation</b>				
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.00.08	A	External Finishes Schedule	Burley Katon Halliday Pty Ltd	19/09/2023
DA.01.01	B	Site Plan	Burley Katon Halliday Pty Ltd	27/02/2024
DA.01.02	D	Basement Plan	Burley Katon Halliday Pty Ltd	12/04/2024
DA.01.04	D	Ground Floor Plan	Burley Katon Halliday Pty Ltd	12/04/2024
DA.01.05	D	Ground Floor Plan - Dimensions	Burley Katon Halliday Pty Ltd	12/04/2024
DA.01.06	D	First Floor Plan	Burley Katon Halliday Pty Ltd	12/04/2024
DA.01.07	D	First Floor Plan - Dimensions	Burley Katon Halliday Pty Ltd	12/04/2024
DA.01.08	B	Roof Plan	Burley Katon Halliday Pty Ltd	27/02/2024
DA.01.09	A	Demolition Plan	Burley Katon Halliday Pty Ltd	19/09/2023
DA.01.10	B	Excavation and Fill Plan	Burley Katon Halliday Pty Ltd	27/02/2024
DA.04.01	B	Elevations - North	Burley Katon Halliday Pty Ltd	26/02/2026
DA.04.02	B	Elevations - South	Burley Katon Halliday Pty Ltd	26/02/2024
DA.04.03	C	Elevations - East and West	Burley Katon Halliday Pty Ltd	07/03/2024
DA.05.01	C	Sections Long	Burley Katon Halliday Pty Ltd	13/03/2024
DA.05.02	B	Sections Long	Burley Katon Halliday Pty Ltd	26/02/2024
DA.05.03	B	Sections Short	Burley Katon Halliday Pty Ltd	26/02/2024

Sheet 1 to 4		Plan of Subdivision	Joseph Monardo	27/03/2024
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<b>Approved Reports and Documentation</b>			
<b>Document Title</b>	<b>Version Number</b>	<b>Prepared By</b>	<b>Date of Document</b>
Arboricultural Impact Assessment Report	A	Hugh The Arborist	25/09/2023
BCA AND ACCESS ASSESSMENT REPORT	2	Jensen Hughes Pty Limited	20/12/2023
Geotechnical Investigation Report		Crozier Geotechnical Consultants	25/09/2023
Construction Management Plan	2		25/10/2023
SEDIMENT AND EROSION CONTROL PLAN	C	ADCAR CONSULTING	20/09/2023
STAGE 1 PRELIMINARY (ENVIRONMENTAL) SITE INVESTIGATION REPORT		Edwards Blasche Group Pty Ltd	14/11/2023
Traffic & Parking Assessment Report	B	Transport and Traffic Planning Associates	September 2023
Traffic Assessment Letter		Transport and Traffic Planning Associates	12/12/2023
BASIX Certificate (142637M_02)		Efficient Living Pty Ltd	26/03/2024
NatHERS Certificate (#HR-HR4B26-02)		Efficient Living Pty Ltd	26/03/2024

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.