

15 April 2024

cornerstone property group  
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Northern Beaches Local Planning Panel  
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Dee Why NSW 2099

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Dear Chairperson

RE: 16-20 Homestead Avenue, Collaroy – DA2023/1392

With regard to the above application, we have taken a very detailed and methodological approach to the approval process.

### **Neighbours**

Prior to lodging the application, we met with all the key surrounding neighbours to discuss the proposal. As you may be aware, there was only 2 submissions that came out of the advertising period, which principally related to traffic – predominantly caused by the Salvation Army Conference Centre.

### **Pre-Lodgement Meeting 20 June 2023**

We arranged a Pre-Lodgement Meeting with council to outline our proposal and seek comments on items that council may have had concerns with. Most of these recommendations from council were incorporated into the design.

### **Design + Sustainability Advisory Panel Meeting Report 27 July 2023**

The proposal received an overwhelming response of support from the DSAP Panel, once again, most of the Panel's recommendations were incorporated into the design.

### **Northern Beaches Local Planning Panel Submission 11 April 2024**

In response to the NBLPP Agenda issued on 10 April, there was one submission made. We have discussed this submission in detail with Gareth David (Principal Planner, Northern Beaches Council) and have amended the plans to address all the items of concern in the submission, additionally it's also important to note that these plans have been prepared to comply with Schedule 4, Part 1 and 2 under the State Environmental Planning Policy (Housing) 2021, the detailed design will be carried out in accordance with Schedule 4, Part 1 and 2 during the Construction Certificate Documentation Stage to ensure full compliance with all the required controls.

### **Council Recommendation for Approval**

**We request that the panel endorse Council's recommendation for approval**, this application has gone through a very detailed assessment, with the applicant and Gareth David (Principal Planner) maintaining a very professional and transparent relationship throughout the process.

Yours sincerely



Michael Grant

Director  
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