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MEMORANDUM

DATE: 16 September 2020

TO: Northern Beaches Local Planning Panel

CC: Rodney Piggott, Development Assessments Manager

FROM: Jordan Davies, Development Assessment Officer

SUBJECT: Updated car parking layout plan showing disabled parking and subsequent amendment to Conditions 3 and 10.

Dear Panel,

OVERVIEW:

The purpose of this memo is to advise an amended car parking plan has been prepared by the applicant's traffic consultant which demonstrates the location of two (2) disabled car parking spaces. This information was provided in response to the questions raised by the Panel at the briefing. The amended plan subsequently requires Conditions 3 and 10 to be updated to reference the latest issue of plan being Issue B, dated 15/09/2020 prepared by TEF Consulting.

DISCUSSION:

The panel queried the presence of disabled car parking at the panel briefing and sought clarification of where/how many disabled car spaces were provided on site. The applicant's traffic consultant has nominated two (2) disabled car spaces on an updated parking plan.

The updated plan is Issue B, dated 15/09/2020 prepared by TEF Consulting. The car parking plan remains unchanged in configuration apart from the two (2) nominated disabled car spaces. This plan is provided for the Panels consideration. Condition 12 remains as a recommended condition of consent, which requires compliance with AS 2890.6 – Parking Facilities – Off-street parking for people with disabilities.

In response to the updated parking plan, Conditions 3 and 10 require to be updated to reflect the latest issue of plan.

RECOMMENDATION:

It is recommended the Panel consider the updated car parking plan which shows two (2) disabled car parking spaces. It is recommended the draft conditions of consent be updated in the following way to reflect the latest issue of plans:

Condition 3 – Approved Plans and supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:



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a) Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Site Plan - Sheet 3	07/05/2019	Corona Projects
Floor Plan - Sheet 5	07/05/2019	Corona Projects
Car Park Layout, 19083/01, Rev B	16/09/2020	TEF Consulting
Car Park Layout, 19083/02, Rev B	16/09/2020	TEF Consulting
Car Parking Layout, 19083/03, Rev B	16/09/2020	TEF Consulting
Car Parking Layout, 19083/04, Rev B	16/09/2020	TEF Consulting

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
On-site wastewater management report, Ref-1908741-A	9 October 2019	Envirotech

b) Any plans and / or documentation submitted to satisfy the Deferred Commencement Conditions of this consent as approved in writing by Council.

c) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

Condition 10 – Amendments to the approved plans

The following amendments are to be made to the approved plans:

- The car parking layout as shown on the 'Site Plan' prepared by Corona Projects shall be amended to be consistent with the car parking layout as shown on the Drawing 19083/01, Rev B, dated 15/09/2020 prepared by TEF Consulting.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the occupation certificate for the development.

Reason: To ensure the site plan and car parking layout is consistent with the submitted documents.



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A handwritten signature in black ink, appearing to read 'Jordan Davies', with a horizontal line extending from the end of the signature.

Jordan Davies
Planner
Planning and Place