

## Memo

### Development Assessment

**To:** Members of the Northern Beaches Local Planning Panel

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

**From:** Tony Collier – Acting Manager, Development Assessment

**Date:** 16 September 2020

**Subject:** Item 3.1 – DA2020/0389 – 17 Anzac Avenue, Collaroy

**Record Number:** 2020/546377

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Dear Panel Members,

The purpose of this memo is to:

- a) Inform the Panel of the re-notification and advertising of the Development Application and to address any additional issues which may have been raised in subsequent submissions.
- b) Add a condition to require a separate Development Application for any future use of the retail premises as food and drink premises.
- a) Inform the Panel of the re-notification and advertising of the Development Application and to address any additional issues which may have been raised in subsequent submissions.**

Due to an administrative error, the advertising of the Development Application was omitted from the original notification. Consequently, and in accordance with Council's Community Participation Plan, the Development Application was re-notified between 26 August 2020 and 11 September 2020 and an advertisement was placed on Council's website on 26 August 2020.

As a result of the re-notification, one (1) submission was received from Mr J. Vizard of 25 Anzac Avenue, Collaroy.

In that submission, Mr Vizard who states:

*"We have no objection to the site being developed but feel the current proposal of 7 residential apartments plus 2 commercial leases is too dense for a 650 square metre site, and does not provide adequate off street parking, for potentially 25 plus cars that will use this development"*

*As residents of Anzac Ave we are concerned with the current traffic & parking issues, the area is already struggling to cope without this proposal.*

*The traffic & parking assessment report provided with the DA stating there are 188 car spaces within a 150m radius is a real concern.*

*These car spaces are already at capacity day in day out. The area of Griffith Park & surrounds provides a huge amount of amenity with very limited access to car parking.*

*Not providing enough off street parking within the proposal will cause more traffic/parking congestion which will result in illegal parking & traffic banking up of Pittwater road intersection. With large amounts of pedestrian movements we believe this is also a safety concern for the area”.*

This issue has been addressed in the Assessment Report (refer to the ‘Notification and Submissions Received’ section in Item 3.1) and does not require further consideration.

**b) Add a condition to require a Development Application for any future use of the retail premises as food and drink premises.**

Due to concerns raised by the neighbour at No. 17 Anzac Avenue with respect to the use of the retail premises as cafes. It is recommended that Condition 2A be imposed as follows to ensure that any future use of the retail premises as food and drink premises is appropriately controlled to minimise impact:

**2A. Approved Land Use**

Nothing in this consent shall authorise the use of site/onsite structures/units/tenancies as detailed on the approved plans for any land use of the site beyond the definition of Shop Top Housing.

**Shop Top Housing** is defined as one or more dwellings located above ground floor retail premises or business premises.

(development is defined by the Warringah Local Environment Plan 2011 (as amended) Dictionary)

Any variation to the approved land use and/occupancy of any unit beyond the scope of the above definition (including the use of the approved retail premises as Food and Drink Premises) will require the submission to Council of a new development application.

Reason: To ensure compliance with the terms of this consent.

Regards

Tony Collier  
Acting Manager, Development Assessments