
Sent: 26/11/2020 9:20:20 PM
Subject: Submission for MOD 2020/0572 - 48a Queenscliff Road, Queenscliff, NSW, 2096
Attachments: 201126 Submission from SP 4129.pdf;

Attention Mr Nick Keeler,

Please find attached a submission on behalf of the Owners at 48a Queenscliff Road in response to their neighbour submissions for MOD 2020/0572.

Kind Regards,

Kate Gassmann



P. (+61) 0400 254 091
E. kate.gassmann@ccprojectmanagement.com
W. www.ccprojectmanagement.com



26th November 2020

Northern Beaches Council
Development Assessment

Attention: Mr N Keeler

Via Email: Council@northernbeaches.nsw.gov.au

Dear Mr Keeler,

RE: Submission for MOD 2020/0572 - 48a Queenscliff Road, Queenscliff, NSW, 2096

C&C Project Management is the project management consultant lodging a submission on behalf of the Owners Corporation SP 4129 at 48a Queenscliff Road in order to address the submissions lodged by Mrs Somerville, Mrs and Mrs Simpson and Mr and Mrs Mounsey.

The submission from both Mrs and Mrs Simpson and Mr and Mrs Mounsey regarding the south west landscaping.

The submission largely takes the stance that the three-tiered terraced landscaping in the south west corner of the site are unauthorised.

This submission from the Owners Corporation at 48a Queenscliff Road simply re-iterates that the DA 2011/0360 approved the terraced gardens as the stamped plans on file and shown on page 2 – it is not the existence of the terraced landscaping that is the subject of the modification, but rather the exact placement of these terraces.

On several occasions we have attempted to resolve these concerns in person or over written correspondence with our neighbours evidently unsuccessfully. Therefore, together with the Council's Building Control Officer Mr Dominic Brooks we have comprehensively reviewed the south west landscaping vis-à-vis the stamped plans of DA 2011/0360 in an attempt to understand the issue. Subsequently, Council have supplied SP 4129 with their interpretation of the approved works relating to DA 2011/0360. This modification addresses the said discrepancy which is detailed in the Statement of Environmental Effects.



Mrs Somerville's submission regarding the ventilation stack on the roof terrace.

To respond to Mrs Somerville's message that the stack served no purpose we wish only to respond that it is the outlet ventilation stack of the mechanical ventilation system required by BCA regulation to be installed. The stack has specific BCA regulations as to its placement and heights which has been certified by the consultant mechanical engineer to comply.

Further the DA 2011/0360 has an approved planting schedule for the roof terrace with mature plants at a similar height to the stack itself which was taken into consideration in the design process i.e. to create no impact. Evidenced in the plant schedule on file and the stamped plans shown below:



Please don't hesitate to contact me for further information.

Kind Regards,
Kate Gassmann