

Memo

Environment

To:	Matthew Edmonds , Development Assessment Manager
From:	Kye Miles, Planner
Date:	5 May 2020
Application Number:	Mod2020/0171
Address:	Lot 19 DP 13643 , 24 Iluka Avenue ELANORA HEIGHTS NSW 2101
Proposed Modification:	Modification of Development Consent DA2019/1089 granted for alterations and additions to a dwelling house

Background

The abovementioned development consent was granted by Council on 26 November 2019 for Alterations and additions to a dwelling house, including the construction of a detached carport;

Details of Modification Application

Under Section 4.55(1) of the EPA Act 1979, a consent containing an error or mis-description may be amended. The Northern Beaches Community Participation Plan does not require the notification of Section 4.55(1) modification applications as they are considered to be of minimal environmental impact.

The application seeks to delete conditions Nos. 11 and 16, which reads as follows:

11. **Vehicle Crossings Application**

The Applicant is to submit an application for driveway levels with Council in accordance with Section 138 of the Roads Act 1993. The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property.

16. **Vehicle Crossings**

The Applicant is to construct one vehicle crossing 3.5 metres wide at the kerb to 4.5 metres wide at the boundary in accordance with Northern Beaches Council Drawing No A4-3330/2 NH and the driveway levels application approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

A copy of the vehicle crossing inspection form is to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.

Consideration of error or mis-description

The subject site has an existing vehicle crossing and layback, which will provide street access to the approved carport. The construction of a new layback and crossing is not required, therefore, it is considered reasonable to remove these conditions.

Conclusion

It is considered that the modification is minor in nature and consistent with the provisions of section 4.55(1) of the EPA Act 1979 and is therefore recommended for approval.

Recommendation

THAT Council as the consent authority approve Modification Application No. Mod2020/0171 for Modification of Development Consent DA2019/1089 granted for alterations and additions to a dwelling house on land at Lot 19 DP 13643,24 Iluka Avenue, ELANORA HEIGHTS, as follows:

B. Delete Condition 11. Vehicle Crossings Application, which reads as follows:

The Applicant is to submit an application for driveway levels with Council in accordance with Section 138 of the Roads Act 1993. The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property.

D. Delete Condition 16. Vehicle Crossing, which reads as follows:

The Applicant is to construct one vehicle crossing 3.5 metres wide at the kerb to 4.5 metres wide at the boundary in accordance with Northern Beaches Council Drawing No A4-3330/2 NH and the driveway levels application approval. An Authorised Vehicle Crossing Contractor shall construct the vehicle crossing and associated works within the road reserve in plain concrete. All redundant laybacks and crossings are to be restored to footpath/grass. Prior to the pouring of concrete, the vehicle crossing is to be inspected by Council and a satisfactory "Vehicle Crossing Inspection" card issued.

A copy of the vehicle crossing inspection form is to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.

In signing this report, I declare that I do not have a Conflict of Interest.

Signed



Kye Miles, Planner

The application is determined on 05/05/2020, under the delegated authority of:



Matthew Edmonds, Manager Development Assessments