

28/02/2024

Clare Costanzo
Northern Beaches Council

Dear Clare,

RE: RESPONSE TO REQUEST FOR FURTHER INFORMATION FOR DEVELOPMENT APPLICATION DA2023/1703 AT 7 SIR THOMAS MITCHELL DRIVE DAVIDSON NSW 2085

On behalf of the applicant Metricon Homes, please find below response and attached amended/additional documentation in response to Council's Request for Further Information (RFI) dated 24/01/2024.

Council RFI	Applicant Response
<p>Driveway Crossing</p> <p>The proposed new driveway crossing and internal driveway are not acceptable. The proposed driveway is located at a sag pit in the road and in order to ensure no stormwater enters the site down the proposed driveway, the crossing levels must be in accordance with Council's Normal profile between the kerb and boundary with transitions in accordance with AS/NZS2890.1:2004. A review of the required amendments indicates that the proposed garage level will need to be raised to suit. Development Engineering cannot support the proposal, due to insufficient information to address driveway access in accordance with clause C2 of the DCP. The proposal is therefore unsupported.</p>	<p>Please find attached the Amended Architectural Plans and supporting material with the garage RLs and driveway revised in accordance with the adjoining section.</p> <p>Please note that the request to raise the driveway and garage has resulted in a non-compliance with the building envelope plane requirement. Please refer to the attached Amended Statement of Environmental Effects 28.02 for further details and justification of the resulting non-compliance.</p>
<p>Boundary Fencing</p> <p>No owners consent has been provided from the adjoining properties at 4 Allworth Drive, Davidson and 9 Sir Thomas Mitchel Drive, Davidson for the construction of side boundary fencing. Owners consent for the proposed fencing is required otherwise a condition will be included requiring the fencing to be wholly on the subject site. Alternatively a condition can be included to delete all side boundary fencing.</p>	<p>Please be advised the boundary fencing is no longer proposed within this application. Please find attached the Amended Landscape Plan which now states 'existing fencing to be retained'.</p>

Please do not hesitate to contact the undersigned on the below details for further discussion or if any further information is required.

Alec Duck

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