

Memo

Environment

To:	Matthew Edmonds , Development Assessment Manager
From:	Maxwell Duncan, Planner
Date:	13 January 2020
Application Number:	Mod2019/0584
Address:	Lot 1 DP 172127 , 52 Lauderdale Avenue FAIRLIGHT NSW 2094
Proposed Modification:	Modification of Development Consent DA2019/0509 granted for demolition works subdivision of one lot into two and construction of two semidetached dwellings

Background

The abovementioned development consent was granted by Council on 9 October 2019 for Demolition works, subdivision of one lot into two and construction of two semi-detached dwellings;

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. Manly DCP (2.3 Notified Notifications) does not require the notification of Section 4.55(1) modification applications as they are considered to be for minor changes that do not affect the development or the amenity of adjoining properties.

The application seeks to modify condition(s) No. 23 Vehicle Crossings, which reads as follows:

The provision of one vehicle crossing 6 metres wide in accordance with Northern Beaches Council Drawing No A4-3330/1 N and specifications. 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.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To facilitate suitable vehicular access to private property.

Consideration of error or mis-description

The applicant provided Council with indicative swept path drawings to illustrate that that a maximum 6 metre wide vehicle crossing was not adequate for exiting and entering the approved garage under DA2019/0509. Upon review, Councils development engineer agreed that the driveway width needed to be widened. As such, condition No. 23 has been amended to allow for a 7.5 metre wide crossing at the kerb. As such, it is considered to be a Council error.

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. Mod2019/0584 for Modification of Development Consent DA2019/0509 granted for demolition works subdivision of one lot into two and construction of two semidetached dwellings on land at Lot 1 DP 172127,52 Lauderdale Avenue, FAIRLIGHT, as follows:

A. Modify Condition No. 23 - Vehicle Crossings - to read as follows:

The provision of one vehicle crossing 7.5 metres wide at kerb (plus 600mm wide wing) and 8.9 metres wide at boundary in accordance with Northern Beaches Council Drawing No A4-3330/1 N and specifications. 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.

Details demonstrating compliance are 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



Maxwell Duncan, Planner

The application is determined on 10/01/2020, under the delegated authority of:



Matthew Edmonds, Manager Development Assessments