

Engineering Referral Response

Application Number:	Mod2025/0078
Proposed Development:	Modification of Development Consent DA2022/1719 granted for Alterations and additions to a dwelling house
Date:	21/03/2025
To:	Michael French
Land to be developed (Address):	Lot 6 DP 8260 , 150 Queenscliff Road QUEENSCLIFF NSW 2096

Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m² or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Council's development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

21/03/2025:

Application is for modification to Development Consent DA2022/1719 including:

- Deletion of hardstand parking area, bin storage and pedestrian access from Queenscliff Road.
- Retaining existing stair from Queenscliff Road frontage.
- Provide new bin storage area adjacent to existing stair, Queenscliff Road frontage.
- Modify path design to entry (internal)

No changes proposed to the approved garage accessed from Aitken Avenue.

Development Engineering have no objections to approval subject to following:

1) DELETE Condition 16 Vehicle Driveway Gradients

2) AMEND Condition 18 Vehicle Crossings Application and read as Vehicle Crossing Application

The Applicant is to submit an application with Council for driveway levels to construct one vehicle crossing 3 metres wide along frontage of site in Aitken Avenue (downhill side) in accordance with Northern Beaches Council Standard Normal Vehicle Crossing Profile and in accordance with Section

138 of the Roads Act 1993.

Note, driveways are to be in plain concrete only.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

A Council approval is to be submitted to the Certifier prior to the issue of the Construction Certificate.

Reason: To facilitate suitable vehicular access to private property.

3) DELETE Condition 33 Vehicle Crossings

4) DELETE Condition 43 Certification Elevated Parking Facility Work

Rest of the existing Development Engineering conditions for DA2022/1719 are considered to still be relevant and adequate.

For Planner:

1) Proposed gate for bin storage area swings to public road (Queenscliff Road), for safety reasons this is not permitted. All gates should open within property.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.