



northern  
beaches  
council

# MINUTES

## DEVELOPMENT DETERMINATION PANEL MEETING

TUESDAY 9 JUNE 2020

## **Minutes of a Meeting of the Development Determination Panel**

### **Tuesday 9 June 2020**

#### **ATTENDANCE:**

##### **Panel Members**

Peter Robinson (Chairperson)	Executive Manager Development Assessment
Anna Williams	Manager, Development Assessment
Liza Cordoba	Manager, Strategic & Place Planning

## **1.0 APOLOGIES AND DECLARATIONS INTEREST**

Nil

## 0.0 DEVELOPMENT DETERMINATION PANEL REPORTS

### DA2019/1069 - 205 RIVERVIEW ROAD, AVALON BEACH - ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SWIMMING POOL

#### PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds.

The Panel were addressed by an objector and the applicant.

The scale of the development, particularly the upper level containing the master bedroom, is inconsistent with the desired character and the existing character of the locality, which generally consists of dwellings between 2-3 stories.

The visual impact is not minimised when viewed from the waterway, or road reserve, noting that Riverview Road is listed on Council's Scenic Streets Register.

The proposed development has substantial breaches of the building envelope, particularly at the uppermost level which results in impacts upon views from the street and a scale of the development as viewed from the waterway and neighbouring properties which is inconsistent with the desired future character of the area.

The scale of the development, does not minimise the bulk and scale of the built form, and results in a loss of views from the public domain which does not enhance views and vistas from Riverview Road.

The Panel could not accept the current design or condition changes which would be acceptable.

In regards to privacy, the elevated external boundary stairs on the southern elevation were unacceptable and should be redesigned to follow the natural ground level.

#### STATEMENT OF REASON

The proposal does not satisfy the provisions of Pittwater 21 DCP in regards to the impacts resulting from the bulk and scale of the development.

#### COMMUNITY CONSULTATION

Issues raised in the submission have been taken into account in the report and the meeting.

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#### DECISION

THAT Council as the consent authority **refuse** Development Consent to DA2019/1069 for alterations and additions to a dwelling house including a swimming pool on land at Lot 4 DP 18667, 205 Riverview Road, Avalon Beach, for the following reasons:

1. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Clause A4.1 Avalon Beach Locality of the Pittwater 21 Development Control Plan.
2. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Clause C1.5 Visual Privacy of the Pittwater 21 Development Control Plan.
3. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Clause D1.4 Scenic

protection - General of the Pittwater 21 Development Control Plan.

4. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Clause D1.11 Building envelope of the Pittwater 21 Development Control Plan.
5. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Clause C1.3 View Sharing of the Pittwater 21 Development Control Plan.

Vote: 3/0 – determined on 9 June 2020

This is the final page of the Minutes comprising 5 pages  
numbered 1 to 5 of the Development Determination Panel meeting  
held on Tuesday 9 June 2020.