



northern  
beaches  
council

# MINUTES

## DEVELOPMENT DETERMINATION PANEL MEETING

held on

**TUESDAY 29 SEPTEMBER 2020**

## **Minutes of a Meeting of the Development Determination Panel held on Tuesday 29 September 2020**

### **ATTENDANCE:**

#### **Panel Members**

Louise Kerr (Chairperson)  
Tony Collier  
Phil Jemison

Director, Planning & Place  
Acting Manager, Development Assessment  
Manager, Strategic & Place Planning

## **1.0 APOLOGIES AND DECLARATIONS INTEREST**

Nil

## **2.0 MINUTES OF PREVIOUS MEETING**

### **2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD 22 SEPTEMBER 2020**

The Minutes of the Development Determination Panel held 22 September 2020, were adopted by all Panel Members and have been posted on the Council's website

### 3.0 DEVELOPMENT DETERMINATION PANEL REPORTS

#### 3.1 REV2020/0023 - 205 RIVERVIEW ROAD, AVALON BEACH - REVIEW OF DETERMINATION OF APPLICATION DA2019/1069 FOR ALTERATIONS AND ADDITIONS TO A DWELLING HOUSE INCLUDING A SWIMMING POOL

##### PROCEEDINGS IN BRIEF

The Panel viewed the site and the surrounds including internal inspections of 203, 207 and 188 Riverview Road. It was noted that the owners of 184 Riverview Road declined an inspection.

The Panel were addressed by a consultant on behalf of an adjoining owner and the Applicant during the meeting.

The Panel noted that the proposed development would not result in a significant view loss from the public domain or the living areas of 188 Riverview Road.

The Panel considered the impact of the external stairs located at the south elevation and formed the view that the impact to the bedroom of 203 Riverview Road would not be significant.

It was considered appropriate that additional conditions be applied to require the submission of a construction management plan and construction traffic management plan for approval prior to the issue of a construction certificate. This requirement was discussed with both the Applicant and the adjoining owner's consultant and both were satisfied with the proposed conditions.

The Panel deliberated on the southern edge stairs and agreed that it would be appropriate to amend condition 7 to require a privacy screen to be installed along the southern edge of the external stairwell which accesses the garage bin storage area.

Furthermore, the Panel felt it was appropriate that an additional condition be added to require the roofing of the development to be of a dark colour to prevent glare.

The Panel concurred with the Officer's assessment report and recommendation to approve the section 8.2 review application subject to conditions..

##### STATEMENT OF REASON

The proposal generally satisfies the relevant strategy, objectives and provisions of Pittwater LEP 2014 and the Pittwater 21 DCP subject to conditions.

##### COMMUNITY CONSULTATION

Issues raised in the submissions have been taken into account in the report and considered by the Panel.

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##### DECISION

THAT Council as the consent authority **approve** REV2020/0023 for Review of Determination of Application 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, subject to the conditions outlined in the Assessment Report, subject to the following:

1. The addition of the following conditions:

##### **Construction Traffic Management Plan**

As a result of the site constraints, limited vehicle access and parking, a Construction Traffic Management Plan (CTMP) and report shall be prepared by an RMS accredited person and submitted to and approved by the Northern Beaches Council Traffic Team prior to issue of

any Construction Certificate.

Due to heavy traffic congestion throughout the town centre, truck movements will be restricted during the major commuter peak times being 8.00-9.30am and 4.30-6.00pm. Truck movements must be agreed with Council's Traffic and Development Engineer prior to submission of the CTMP.

The CTMP must address following:

- The proposed phases of construction works on the site, and the expected duration of each construction phase
- The proposed order in which works on the site will be undertaken, and the method statements on how various stages of construction will be undertaken
- Make provision for all construction materials to be stored on site, at all times
- The proposed areas within the site to be used for the storage of excavated materials, construction materials and waste containers during the construction period
- The proposed method of access to and egress from the site for construction vehicles, including access routes and truck routes through the Council area and the location and type of temporary vehicular crossing for the purpose of minimising traffic congestion and noise in the area, with no access across public parks or reserves being allowed
- The proposed method of loading and unloading excavation and construction machinery, excavation and building materials, formwork and the erection of any part of the structure within the site. Wherever possible mobile cranes should be located wholly within the site
- Make provision for parking onsite. All Staff and Contractors are to use the basement parking once available
- Temporary truck standing/ queuing locations in a public roadway/ domain in the vicinity of the site are not permitted unless approved by Council prior
- Include a Traffic Control Plan prepared by a person with suitable RMS accreditation for any activities involving the management of vehicle and pedestrian traffic
- The proposed manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of development/construction process. It must also specify that a minimum Fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measure
- Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes and concrete pumps, structures proposed on the footpath areas (hoardings, scaffolding or shoring) and any tree protection zones around Council street trees
- Take into consideration the combined construction activities of other development in the surrounding area. To this end, the consultant preparing the CTMP must engage and consult with developers undertaking major development works within a 250m radius of the subject site to ensure that appropriate measures are in place to prevent the combined impact of construction activities, such as (but not limited to) concrete pours, crane lifts and dump truck routes. These communications must be documented and submitted to Council prior to work commencing on site
- The proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve, any run-off from the washing down of vehicles shall be directed to the sediment control system within the site
- Specify that the roadway (including footpath) must be kept in a serviceable condition for the duration of construction. At the direction of Council, undertake remedial treatments such as patching at no cost to Council
- The proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be designed and certified by an appropriately qualified and practising Structural Engineer, or equivalent
- Proposed protection for Council and adjoining properties
- The location and operation of any on site crane

The CTMP shall be prepared in accordance with relevant sections of Australian Standard 1742 – “Manual of Uniform Traffic Control Devices”, RMS’ Manual – “Traffic Control at Work Sites”.

All fees and charges associated with the review of this plan is to be in accordance with Council’s Schedule of Fees and Charges and are to be paid at the time that the Construction Traffic Management Plan is submitted.

Reason: To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems.

#### **External Finishes to Roof**

The external finish to the roof shall have a medium to dark range in order to minimise solar reflections to neighbouring properties. Any roof with a metallic steel finish is not permitted. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure that excessive glare or reflectivity nuisance does not occur as a result of the development.

#### **Construction Management Plan**

A Construction Management Plan shall be prepared which includes the following:

- a) proposed method of access to and egress from the site for demolition, excavation and construction vehicles, including access routes through the Council owned or managed land and the location and type of temporary vehicular crossing for the purpose of minimising traffic congestion and noise in the area, with no access across public parks or reserves being allowed without Owners Consent being granted;
- b) proposed method of loading and unloading, demolition, excavation and construction machinery, excavation and building materials, formwork and the erection of any part of the structure within the site. Wherever possible mobile cranes should be located wholly within the site;
- c) location and operation of any on site crane; and details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.
- d) All scaffolding is to be screened with mesh during the course of construction up until the removal of the scaffolding.

Reason: To ensure appropriate measures have been considered for site access, storage and the operation of the site during all phases of the construction process in a manner that respects adjoining owner’s property rights and protects amenity in the locality, without unreasonable inconvenience to the community.

2. The amendment of the following condition:

#### **Amendments to the approved plans**

The following amendments are to be made to the approved plans:

##### **First Floor**

- (a) A 1.65 metre privacy screen (measured from finished floor level (FFL)) is to be erected along the northern and southern length of the outermost edge of the balcony located off the Master Bedroom as shown on the approved plans.
- (b) A 1.65m privacy screens (measured from FFL) is to be installed on the First Floor southern master bedroom windows.

**Ground Floor**

- (a) 1.65m high privacy screens (measured from FFL) are to be installed on the two Ground Floor northern windows adjoining the Living Room as shown on the approved plans.
- (b) 1.65m privacy screens (measured from FFL) are to be installed on the Ground Floor southern window adjoining the Dining Room as shown on the approved plans.
- (c) The door on the southern elevation adjoining the lounge room is to be of solid construction, or obscured glazing.
- (d) A 0.75 metre privacy screen (measured from the top of the planter box) is to be erected along the northern length of the outermost northern edge of the planter box/balcony located off the Living Room as shown on the approved plans.

**Lower Ground Floor**

- (a) The door on the northern elevation adjoining the lounge room is to be of solid construction, or obscured glazing.
- (b) A 1.6m privacy screen (measured from FFL) shall be installed along the north facing window of bedroom 1

**Pool Level**

- (a) The door on the northern elevation adjoining the outdoor room is to be of solid construction, or obscured glazing.
- (b) A 1.6m high privacy screen shall be installed along the northern edge of the elevated decking, access stairs and deck within the northern boundary (servicing the pool level).

**External Stairs (South)**

A 1.65 metre privacy screen (measured from finished floor level (FFL) is to be erected along the southern edge of the external stairwell located at the southern side of the site between the ground floor level and the garage.

Note: All privacy screens shall be of louver style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development or the glass to be fitted with obscured glazing.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the construction certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land.

This is the final page of the Minutes comprising 7 pages  
numbered 1 to 7 of the Development Determination Panel meeting  
held on Tuesday 29 September 2020.