|  |  |
| --- | --- |
| To: | Development Determination Panel |
| From: | Alex Keller - Principal Planner |
| Date: | 3 June 2021 |
| Subject: | DA2020/1585 Construction of a dwelling house - Condition changes / inclusions – 60 Castle Circuit Seaforth |
| Record Number: | 2021/387397 |

**Purpose**
The purpose of this Memo is to address condition changes required to the recommended conditions within the DDP Assessment Report. Changes to conditions include corrections and additional requirements for Traffic Engineering safety and amendments to the plans for the construction certificate considered appropriate by the DDP.

**Details**
Changes to the Assessment Report conditions are listed below:

1. **Amend Condition 12 *Amendments to the approved Plans*, to read as follows

*Amendments to the approved plans***

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

*i). A minimum setback of 0.9m is to be maintained for the garage wall structure, terrace areas, entry alcove wall and bin storage room facing Castle Circuit property boundary. The outer wall line for the garage level is to remain unchanged for the west and northwest side. The storage racking / bench on the western side of the garage should be deleted or re-positioned on the adjacent inner wall positions that are to remain unchanged. Where practicable landscape planting is to be provided in the 0.9m setback zone adjacent the driveway / entry and terrace.

ii). [insert DDP amendment to garage driveway]*

*iii). [insert DDP amendment to non-trafficable side passage mid Level]*

*iv) [Insert DDP change to roof line]*

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

*Reason: To ensure development maintains consistency with the Manly DCP objectives and built form controls.*

1. **Insert new Condition (after condition 11) - *Construction and Traffic Management Plan:*

*Construction and Traffic Management Plan*** *As a result of the site constraints, limited vehicle access and parking, a Construction Traffic Management Plan (CTMP) shall be prepared by an RMS accredited person and submitted to and approved by the Principal Certifying Authority prior to the commencement of bulk / civil excavation works required.

The CTMP must address following as appropriate:*
* *The proposed phases of construction works on the site, and the expected duration of each construction phase, including methods of excavation, excavation, vibration minimisation and protocols to be implemented to advise surrounding residents of high noise (such as impact excavation, rock drilling, concrete pumping and the like during site works.*
* *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 including dust suppression, site safety and noise minimization.*
* *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 rates 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 within driveway / garage slab / kerb side parking.*
* *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 safety traffic as appropriate.*
* *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*
* *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 / prevent erosion / soil slumping, adjacent to adjoining properties, including any works within 2.0 metres of the Foreshore Reserve land and 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 from machinery / work damage.*

*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”. A copy of the site CTMP is to be submitted to Council prior to issue of the Construction Certificate for record keeping purposes to assist with any related enquiries for the site.

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

1. **Insert new Condition (after condition11) – *Pedestrian sight distance at property boundary:*
*Pedestrian sight distance at property boundary*** *A pedestrian sight triangle of 2.0 metres by 2.5m metres, in accordance with AS2890.1:2004 is to be provided at the vehicular access to the property and where internal circulation roadways intersect with footpaths or other pedestrian access areas.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To maintain pedestrian safety.*
2. **Insert new Condition (after condition 23) – *Work Zone and Permits*:

*Work Zones and Permits*** *Prior to commencement of the associated works, the applicant shall obtain a Work Zone Permit where it is proposed to reserve an area of road pavement for the parking of vehicles associated with a construction site.

Reason: To ensure Work zones are monitored and installed correctly.*
3. **Insert new Condition (after condition 30) – *Waste Management During Development*:**
 ***Waste Management During Development*** *The reuse, recycling or disposal of waste during works must be done generally in accordance with the Waste Management Plan for this development.

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

Reason: To ensure demolition and construction waste is recycled or reused and to limit landfill.*
4. **Amend condition 33 *Landscape completion,* to read as follows:**

***Landscape completion***

*Landscaping is to be implemented in accordance with the approved Landscape Plan, inclusive of the following conditions:*

* 1. *Three (3) canopy trees shall be located within the western landscape area, consisting of 3 x Angophora costata (from 200 millimetre pot size).*

*ii) Canopy trees specified in (i) above, shall be planted within a 2m x 2m soil area wholly withinthe site and be located not closer than 3 metres from any existing and proposed buildings. Canopy trees shall also be spaced a minimum of 9-12 metres apart to meet the requirements of section 3.7 Landscaping, and Appendix 4 - Asset Protection Zone Requirements of Planning forBush Fire Protection 2019.*

*iii) all landscape areas with a slope greater than 1 in 3 shall be mass planted with ground stabilisation native species planted at minimum 6 per 1 square metre rate.*

*Prior to the issue of an Occupation Certificate, details (from a landscape architect or landscape designer) shall be submitted to the Certifying Authority, certifying that the landscape works have been completed in accordance with any conditions of consent.*

 *Reason: Environmental amenity.*

1. **Amend Condition 39 *Environmental Reports Certification*, to read as follows:**

***Environmental Reports Certification***

*Written certification from a suitably qualified person(s) shall submit to the Principal Certifying Authority and Northern Beaches Council, stating that all the works/methods/procedures/control measures/recommendations approved by Council in the following reports have been completed:*

*(a) Geotechnical Investigation No.32757Rrpt, dated 11.12.2019, prepared by JK Geotechnics.*

*(b) Structural Report No.20006-001-r, dated Sep 2020, prepared by ABC Consultants.*

*(c) Arboricultural Impact Assessment - Section 4. dated 9.9.2020, prepared by Tree Survey.*

*(d) Ecological Impact Assessment - Section 6 , dated 26.11.2020, prepared by GIS Environmental Consultants.*

*(e) Bushfire Assessment Report No.200929, dated 11.9.2020, prepared by BC&BHS Pty Ltd.*

*Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of a Interim / Final Occupation Certificate.*

*Reason: To ensure compliance with standards.*

1. **Insert new Condition (after condition 41) – *Landscaping / fencing / structures within the Road Reserve:***

***Landscaping / fencing / structures within the Road Reserve.*** *All fencing and/or vegetation along the frontage road(s) shall not impede pedestrian or driver visibility.

This requires that vegetation does not exceed one (1) metre in height within 5 metres of the kerb adjacent the driveway kerb crossing and a 2.0 x 2.5m splay sight angle maintained to ensure safety.

Reason: To ensure maximum vehicular and pedestrian visibility.*

**Recommendation:**

The Development Determination Plan adopt the condition changes recommended above with the determination of DA2020/1585 for the construction of a dwelling house and swimming pool at No.60 Castle Circuit, Seaforth.