



northern
beaches
council

MINUTES

NORTHERN BEACHES LOCAL PLANNING PANEL MEETING

Electronically determined on

FRIDAY 17 MARCH 2023

Minutes of the Northern Beaches Local Planning Panel

Electronically determined on Friday 17 March 2023

The deliberations and determinations commenced at 3.00pm and concluded at 4.15pm.

ATTENDANCE:

Panel Members

Peter Biscoe KC	Chair
Brian Kirk	Town Planner
Lisa Bella Esposito	Town Planner
Andrew Doherty	Community Representative

1.0 APOLOGIES AND DECLARATIONS OF INTEREST

Nil

5.0 NON PUBLIC MEETING ITEMS

5.1 MOD2022/0342 - 135 RIVERVIEW ROAD, AVALON BEACH - MODIFICATION OF DEVELOPMENT CONSENT DA2018/2051 GRANTED FOR DEMOLITION WORKS AND THE CONSTRUCTION OF A DWELLING HOUSE.

PROCEEDINGS IN BRIEF

This application was deferred from the meeting of 1 February 2023 for information as to whether sub clauses (4) or (6) of clause 7.1 of the Pittwater Local Environmental Plan 2014 applies. Under clause 7.1(2) development consent is required for the carrying out of the proposed works unless, relevantly, sub clauses (4) or (6) applies.

DETERMINATION OF MODIFICATION APPLICATION

The Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **approves** of Application No. Mod2022/0342 for Modification of Development Consent DA2018/2051 granted for demolition works and the construction of a dwelling house on land at Lot 1 DP 1135396, 135 Riverview Road, Avalon Beach, Lot 2 DP 1135396, 135 Riverview Road, Avalon Beach, Lot LIC 499296, 135 Riverview Road, Avalon Beach, subject to the conditions set out in the Assessment Report and supplementary memo, subject to the following:

1. The addition of condition 7A to read as follows:

7A. Geotechnical Report Recommendations from Crozer Geotechnical Consultants, to be read in conjunction with Condition 7

The recommendations of the geotechnical assessments that manage the hazards as identified in the following Geotechnical Reports:

- Geotechnical Site Investigation for Proposed New Development at 135 Riverview Road, Avalon, Project No. 2019-152, dated 23 October 2019 prepared by Crozer Geotechnical Consultants and
- Geotechnical Assessment for Section 4.55 modification to approved works at 135 Riverview Road, Avalon, Project No. 2019-152, dated 7 February 2023, prepared by Crozer Geotechnical Consultants

are to be incorporated into the construction plans. Specifically the construction plans shall include the following detail:

- a) How the excavated soils are to be stockpiled within a bunded area with a minimum of two layers of plastic (plastic film) sheeting below the stockpiled soils with an additional sheet of plastic to cover the stockpile to avoid additional moisture inflow during rainfall.
- b) Provide Soil Test results to the Certifier as to the condition of the soil excavated and if Acid Sulfate Soils are identified works shall cease and further approval from Council shall be obtained prior to any further work occurring.

In addition to the above, prior to issue of the construction certificate, Form 2 of the *Geotechnical Risk Management Policy for Pittwater* (Appendix 5 of P21 DCP) is to be completed and submitted to the Certifier.

Reason: To ensure geotechnical risk is mitigated appropriately.

REASONS FOR DETERMINATION

The Panel agrees generally with the assessment report and supplementary memo, subject to the above.

Vote: 4/0

This is the final page of the Minutes comprising 5 pages
numbered 1 to 5 of the Northern Beaches Local Planning Panel meeting
held on Friday 17 March 2023.