



northern
beaches
council

MINUTES

DEVELOPMENT DETERMINATION PANEL MEETING

Electronically determined on

FRIDAY 8 SEPTEMBER 2023

Minutes of a Meeting of the Development Determination Panel
held on Friday 8 September 2023
Electronically determined

1.0 APOLOGIES AND DECLARATIONS INTEREST

Nil

2.0 MINUTES OF PREVIOUS MEETING

2.1 MINUTES OF DEVELOPMENT DETERMINATION PANEL HELD 23 AUGUST 2023

The minutes of the Development Determination Panel held 23 August 2023, were adopted by all Panel Members and have been posted on the Council's website.

3.1 REV2023/0015 - 175 FOREST WAY BELROSE - EARTHWORKS AND CONSTRUCTION OF A RETAINING WALL

PANEL MEMBERS

Peter Robinson	Executive Manager, Development Assessment
Jordan Davies	Acting Manager, Development Assessment
Neil Cocks	Manager, Strategic & Place Planning

PROCEEDINGS IN BRIEF

The Panel noted that Geotechnical advice raised that there were ongoing risks of the unprotected slope, and that stormwater management proposed in the application included stormwater detention, which will reduce the velocity and volume of flow during storm events, that a catch drain will divert any water flowing onto the proposed fill area and dispose of the water below the retaining structure into the existing stormwater system through a dispersal trench.

The Panel have made 2 amendments to conditions relating to construction traffic due to the challenges of the site and to ensure all waste is removed from the crown road reserve and a further condition that stormwater leaving the site would be reinstated to the original flow paths.

The Panel concurred with the Officer's Assessment Report and recommendations.

STATEMENT OF REASON

The proposal generally satisfies the relevant strategy, objectives and provisions of Warringah LEP 2011 and the Warringah DCP 2011 subject to conditions in the report.

COMMUNITY CONSULTATION

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

DETERMINATION OF REVIEW APPLICATION

THAT Council as the consent authority, **approves** Review Application No. REV2023/0015 for earthworks and construction of a retaining wall at Lot 11 DP 737255, 175 Forest Way BELROSE, subject to the conditions set out in the Assessment Report, with the following changes:

Amend Condition13 to read:

Prior to Construction Certificate: Construction Traffic Management Plan

A Construction Traffic Management Plan (CTMP) and report shall be prepared by a TfNSW accredited person and submitted to and approved by the Northern Beaches Council Traffic Team prior to issue of any Construction Certificate.

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.

- d) The proposed areas within the site to be used for the storage of excavated materials, construction materials and waste containers during the construction period.
- e) 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.
- f) Where access or vehicle manoeuvring is required across private property not in the direct ownership of the proponent, the CTMP is to include:
 - i) Evidence of the legal right to use the access route or provide owners consent from the owners/strata/community association.
 - ii) Demonstrate that direct access from a public space/road is not viable for each stage of works.
 - iii) Unless owner/strata/community associations consent is obtained, vehicles are not to exceed 24 tonnes or 7.5 metres in length (an assessment must be undertaken that the surface is capable of supporting up to 24 tonnes, otherwise the weight limit should be reduced in the CTMP). If consent is obtained, a copy must be included in the CTMP,
 - iv) No materials or plant are to be located or parked in the private road/driveway, community title road or right of way.
 - v) How any disruption to other users of the private road/driveway, community title road or right of way will be minimised and all users kept informed of likely disruption where the access will be closed or blocked for any given time.
 - vi) A Dilapidation report, including photographic surveys, of the private road/driveway/right of way must be included prior to any works commencing on the site. The report must detail the physical condition of the private road/driveway/right of way, and any other adjacent private property assets or adjacent public property that may be adversely affected by vehicles servicing the development site to undertake works or activity during site works.
 - vii) A requirement for Post-Construction Dilapidation Reports, including photos of any damage evident at the time of inspection, to be submitted after the completion of works and prior to the Occupation certificate. The report must:
 - (a) Compare the post-construction report with the pre-construction report,
 - (b) Clearly identify any recent damage or change to the private road/driveway/right of way and whether or not it is likely to be the result of the development works,
 - (c) Should any damage have occurred, identify remediation actions taken.
 - (d) Be submitted to Council with the Occupation Certificate
- g) 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, exclusive of any private road/driveway, community title road or right of way
- h) Make provision for parking onsite. Parking minimisation strategies are to be considered and documented.
- i) The CTMP must stipulate the size of the vehicles accessing the site and whether access is feasible in line with the adjoining property access uses.
- j) Temporary truck standing/ queuing locations in a public roadway/ domain in the vicinity of the site are not permitted unless approved by Council.
- k) 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.

- l) 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
- m) 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
- n) 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
- o) Proposed protection for Council and adjoining properties
- p) 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.

A copy of the approved CTMP must be kept on-site at all times while work is being carried out.

The development is to be undertaken in accordance with the Construction Traffic Management Plan approved by Northern Beaches Council Traffic Team.

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

Amend Condition 35 to read:

Removal of All Temporary Structures/Material and Construction Rubbish

Once construction has been completed all silt and sediment fences, silt, rubbish, building debris, straw bales and temporary fences are to be removed from the site and road reserve.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To ensure bushland management.

Insert new condition and add section regarding establishing construction methodology which must be approved before establishing how construction traffic can be considered.

Road Reserve Stormwater

The stormwater system within the road reserve to the east of the property is to be reinstated to

match the location and direction of the flows that existed prior to the landslide.

Details demonstrating Council's Road Engineers satisfaction are to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate

Reason: To ensure stormwater disposal is reinstated to protect surrounding properties.

Vote: 3/0

This is the final page of the Minutes comprising 8 pages
numbered 1 to 8 of the Development Determination Panel meeting
held on Friday 8 September 2023.