

173 – 175 Whale Beach Road, Whale Beach Construction Traffic Management Plan

Prepared for:

SRH Architecture

5 June 2025

The Transport Planning Partnership



173 – 175 Whale Beach Road, Whale Beach

Construction Traffic Management Plan

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V01	29/04/2025	Tim Zhang	James Goodman	Wayne Johnson	Wayne Johnson
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APPENDICES

A. TRAFFIC GUIDANCE SCHEME



1 Introduction

A development application (DA) (DA2023/0607) has been approved by the Land and Environment Court New South Wales for a proposed development at 173 – 175 Whale Beach Road, Whale Beach. The approved development is for the demolition of the existing two storey residential building, subdivision of two lots into three, and construction of three dwellings.

A Construction Traffic Management Plan (CTMP) is required as part of Condition 53 of DA2023/0607.

The purpose of this CTMP is to detail how traffic, pedestrians and public transport will be managed during the demolition and construction works. This CTMP will provide a strategy to reduce the impacts to traffic and access on the surrounding roads during the construction period.



2 Existing Conditions

2.1 Site Description

The subject site is located at 173 – 175 Whale Beach Road, Whale Beach and falls within the local government area of Northern Beaches Council. The site has frontage on Whale Beach Road to the southwest. 173 Whale Beach Road is currently occupied by a single residential dwelling while 175 Whale Beach Road is currently unoccupied vacant land. The site is located on and surrounded by C4 – Environmental Living land uses.

The site location and its surrounds are shown in Figure 2.1.

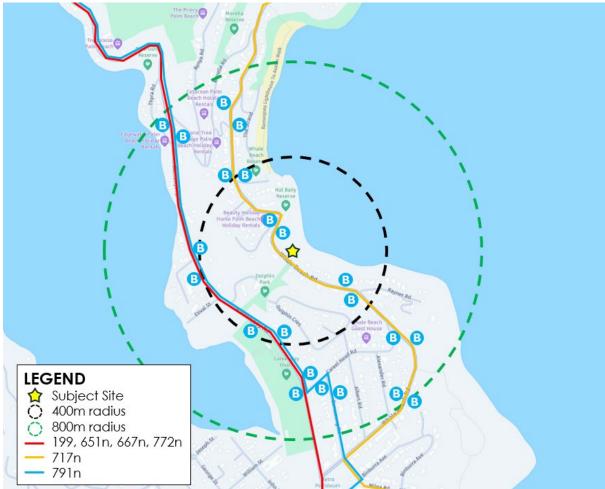


Figure 2.1: Locality Map

Basemap source: Nearmap, dated 29 April 2025.



Figure 2.2: Surrounding Land Zoning



Source: NSW Planning Portal Spatial Viewer, dated 29 April 2025.

The site is located approximately 150m (two-minute walk) south of the nearest bus stop at the intersection of Whale Beach Road and Beauty Drive.

2.2 Surrounding Road Network

Table 2.1: Surrounding Road Network

Road	TfNSW Classification	Description		
Whale Beach Road	Local	 Carriageway width of 7m. Two-way, two-lane traffic flow Kerbside parking is permitted along the north side of the road. Kerbside parking on the south side of the road is prohibited during 7am to 5pm. Sign posted speed limit of 40 km/h 		
Surf Road	Local	 Carriageway width of 6m. Two-way, one-lane traffic flow Kerbside parking is prohibited on the south side of the road for the first 20m approaching from Whale Beach Road. Vehicles over 6.0m in length are prohibited from travelling on Surf Road Sign posted speed limit of 40 km/h 		
Barrenjoey Road State Carriageway width of 6m. Two-way, two-lane traffic flow. Kerbside parking is generally permitted where there is to accommodate parking. Sign posted speed limit of 60 km/h.		 Two-way, two-lane traffic flow. Kerbside parking is generally permitted where there is sufficient carriageway to accommodate parking. 		



2.3 Public Transport

There are limited public transport facilities available in the vicinity of the site. A summary of the public transport facilities and respective frequencies is illustrated in Table 2.2.

Table 2.2: Public Transport Facilities

Bus Route	Description	Site Proximity	Frequency			
bus koule	Description		Mon/Fri	Tues-Thurs	Saturday	
	Public Bus Services					
199	Palm Beach to Manly via Mona Vale & Dee Why	900m	15 minutes	10 minutes	10 minutes	
	Scho	ool Bus Servic	es			
651n	Mater Maria Warriewood to Palm Beach	900m	1 service at 3pm		N/A	
667n	Palm Beach to Avalon Public School 900m 1 service at 3pm		N/A			
717n	Avalon Primary to Whale Beach Loop	150m	1 service at 8:	30am and 3pm	N/A	
772n	Barrenjoey High to Palm Beach	900m	1 servic	e at 3pm	N/A	
791n	Loquat Valley School to Palm Beach	900m	1 service at 3pm		N/A	

The public transport network map for the local area is portrayed in Figure 2.1.

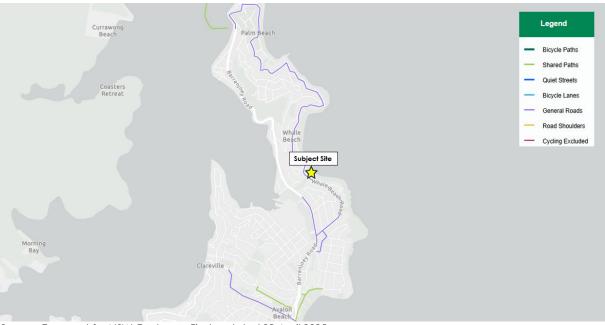
2.4 Pedestrian and Cyclist Infrastructure

Pedestrian footpaths are provided on the north-east side of the road along the frontage of the site. No footpaths are provided along Surf Road nor Barrenjoey Road. No formal pedestrian crossings are located along Barrenjoey Road in the vicinity of the site.

Limited cycling infrastructure is provided in the vicinity of the site as shown in Figure 2.3.



Figure 2.3: Surrounding Cycleways



Source: Transport for NSW Cycleway Finder, dated 29 April 2025.



3 Proposed Construction Activities

3.1 Description of Construction Activities

The proposed development will involve the demolition of the existing dwelling, clearing and tree removal, and construction of three dwelling houses. The development will construct three new driveways with access from Whale Beach Road, and three garages housing two cars each. The project staging and schedule is summarised in Table 3.1.

Table 3.1: Project Schedule

Stage	Expected Start Date	Estimated Duration	Description
Site Establishment	02/06/2025	8 days	 Clearing and tree removal Erection of temporary site fencing and sediment control Installation of site amenities
Demolition and Site Clearing	12/06/2025	5 weeks	Demolition of existing structures including the existing two storey brick residence, swimming pool and brick garage
Bulk Excavation	29/08/2025	3 weeks	Bulk and detailed excavation
Structure	29/08/2025	6 months	 Erection and commission of tower crane Bulk excavation and backfill Construction of structure including walls, footings, slabs, lift, roof and stairs
Façade	23/04/2026	3 months	 Installation of roof insultation, sheeting, waterproofing Installation of windows
Fitout and External Works	23/04/2026	6 months	Installation of servicesSwimming pool works, retaining walls and soft landscaping
Completion	04/01/2027	11 days	Final clean and touch ups
Total		20 months	

3.2 Construction Details

3.2.1 Construction Vehicles, Plant and Equipment

The expected vehicle sizes and number of vehicle trips are summarised in Table 3.2.



Table 3.2: Expected Vehicle Size and Number of Vehicle Trips

Stage	Vehicle Sizes	Average Vehicle Trips (1 trip = 2 movements)
Demolition	SRVs, HRVs, Semi-trailers, 17m Truck and Dog	4 trips per day
Bulk Excavation	SRVs, HRVs, Semi-trailers, 8.5m	4 trips per day
Structure	SRVs, HRVs, Semi-trailers	2 trips per day
Fitout and External Works	SRVs, HRVs, Semi-trailers	3 trips per day

All plant, equipment and construction material will be stored within the site after working hours as shown in Figure 3.2.

3.2.2 Work Hours

Consent Condition No. 4 of the development approval specifies that the hours of any building construction and delivery of materials shall be limited to:

- Monday to Fridays: 7am 5pm
- Saturdays: 8am 1pm
- Sundays and Public Holidays: 8am 5pm

Demolition and excavation works are restricted to:

- Monday to Fridays: 8am 5pm
- Saturdays, Sundays and Public Holidays: No works permitted

Work outside of these hours shall only occur with approval from Council, prior to the commencement of any works. The construction contractor shall be responsible for liaising with Council to obtain any relevant permit approvals

Noise from construction activities shall comply with the Protection of the Environment Operations (Noise Control) Regulation 2017.

3.2.3 Construction Worker Parking

It is anticipated that the peak number of construction workers on site at any one time will be:

- Demolition: 6 workers
- Bulk Excavation: 6 workers
- Structure: 15 workers
- Fitout and external works: 20 workers

Workers travelling via private vehicles would park on-street.



Workers will be encouraged to carpool or use public transport to travel to/from the site.

3.3 Works Zone Requirements

Loading/unloading activities will be accommodated within the site boundary when possible. However, a 17m long works zone fronting the site on Whale Beach Road will be required as shown in Figure 3.1 for the demolition stage and Figure 3.2 for the construction stage. The works zones will be used for loading and unloading of materials and equipment only.

Figure 3.1: Demolition and Excavation Site Plan

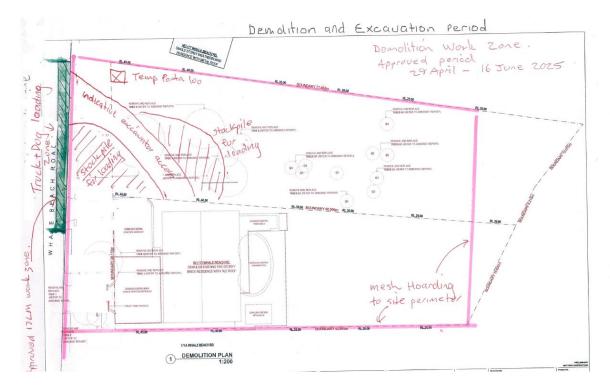
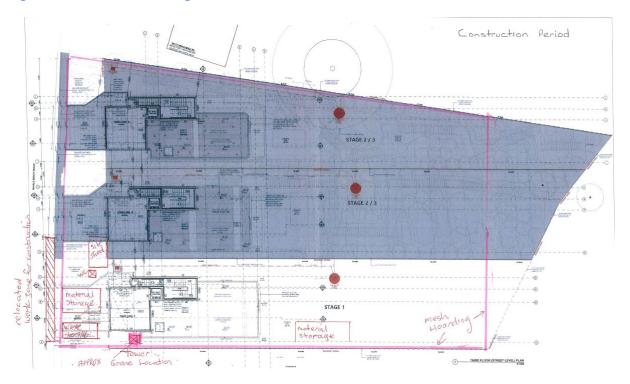




Figure 3.2: Construction Stage Site Plan



3.4 Construction Vehicle Routes

Generally, construction vehicles would have origins and destinations throughout Sydney. Dedicated construction vehicle routes have been developed to provide the shortest distances to/from the arterial road network, whilst minimising the impact of construction traffic on local streets within the vicinity of the site.

All vehicle drivers will be advised of the designated truck routes to/from the site and be required to adhere to the nominated routes.

There is insufficient room on site to allow for vehicles to turn around. Hence, construction vehicles are required to access the site from the north end of the property. It is noted that access to Surf Road and Morella Road is prohibited for vehicles over 6m in length.

The designated routes to/from the site are shown in Figure 3.3. Construction vehicles will be required to travel north along Barrenjoey Road, then approach the site via Ocean Road, Florida Road and Whale Beach Road.



Legend

Inbound Route
Outbound Route
Subject Site

Figure 3.3: Vehicle Access Routes

Basemap source: Nearmap dated 29 April 2025.

3.5 Road Occupancy Requirements

A tower crane is proposed to be installed on the south-east corner of the site during the construction period. Road occupancies are required during the erection and dismantling of the tower crane during the fitout and external works stage, which is expected to take 4-6 hours. The construction contractor will be responsible for obtaining all road occupancy approvals from Council prior to closing any lanes associated with the construction activities on Whale Beach Road. A separate application to Council will be submitted for occupation of any road related area (traffic and parking lanes, verge footpath, etc.) if required.

3.6 Hoarding

The proposed works will involve erecting a 1.8m high mesh building fence along all boundaries as shown in Figure 3.1 and Figure 3.2.



4 Construction Traffic Assessment Implications

4.1 Construction Traffic Generation

The traffic generated by the construction activities is estimated in the following table.

Table 4.1: Construction Traffic Generation

Stage	Traffic Generation (1 trip = 2 vehicle movements)
Site Establishment	4 trucks (8 movements) per day
Bulk Excavation	4 trucks (8 movements) per day
Structure	2 trucks (4 movements) per day
Fitout and Finishes	3 trucks (6 movements) per day

At the peak, the site is expected to generate up to 8 two-way truck movements per day, which equates to less than 1 truck movement per hour. This level of traffic is minor and is not expected to have a noticeable impact on the surrounding road network.

A maximum of 20 construction workers are anticipated to be on site at any one time during the proposed works. Even under the assumption that all workers travelling to the site do so by private vehicle, this level of traffic is also considered minimal.

Therefore, the construction traffic generated by the proposed construction activities is not anticipated to have an adverse impact on the local road network.

4.2 On-Street Parking

Temporary removal of on-street parking spaces within the kerbside lane will be required to accommodate the approved 17m long works zone. It is expected that around 3 unrestricted spaces would be temporarily removed along the site's frontage.

All parking spaces will be reinstated following the completion of works for each stage.

Motorists could utilise the remaining on-street parking spaces available in the vicinity of the site, noting that there is more than 250m of unrestricted on-street parking on the north side of Whale Beach Road. Therefore, there should be no noticeable impact on the availability of on-street parking caused by the proposed works.



All removal of car parking spaces would be subject to Council's approval, with relevant permits to be obtained, prior to any works taking place.

4.3 Pedestrian and Cyclist Access

Pedestrian and cyclist safety shall be maintained at all times, particularly when trucks are entering and exiting the site. There will be site fencing installed around the construction site.

Road closures will be required during crane assembly in the bulk excavation stage, impacting pedestrians and cyclist access as there are no established footpaths on the opposite side of Whale Beach Road. These works will be subject to a separate road occupancy application.

4.4 Public Transport Accessibility

The proposed construction activities will have a minimal impact on public transport services, as there is only one bus route (717n) that passes the site. The 717n route only has two services daily and hence will not be severely impacted by the construction works. Traffic controllers/site personnel will be responsible for coordinating construction vehicle movements to minimise impact on the operation of bus services.

4.5 Emergency Vehicles

It is expected that emergency vehicle access in the area will be maintained, where possible.

Emergency services will be notified of the associated temporary traffic arrangements prior to any road closures.

4.6 Adjoining Properties and Local Access

Access to adjoining properties will be maintained at all times.

Adjoining property owners will be kept advised of timeframes of completion of each phase of the construction process via a letterbox drop prior to commencement of construction activities. A minimum of 14 days' notice will also be given to adjoining property owners prior to implementation of any temporary traffic control measures in accordance with Consent Condition 53 of DA2023/0607.

4.7 Combined Impact with Other Developments

As part of the consent conditions of approval, it is required that the CTMP consult with developers undertaking major development works within a 250m radius of the subject site.



Northern Beaches Council's DA tracker has been used to source the development applications within this radius, as shown below.

Table 4.2: Developments within 250m radius

Location	Application Number	Status	Description
146 Whale Beach Road	DA2024/1760	Under Assessment	Alterations and additions to residential development – alterations and additions to a dwelling house including a swimming pool.
191 Whale Beach Road	Mod2024/0322	Completed	Section 4.55 (1a) Minor Environmental Impact - Modification of Development Consent DA2020/1246 granted for alterations and additions to a dwelling house including a swimming pool
199 Whale Beach Road	CC2024/0930	Under Construction	Private – Alterations and additions to a dwelling house

A review of development applications within a 250-metre radius of the subject site identified three nearby projects at 146, 191 and 199 Whale Beach Road. Of these, 146 Whale Beach Road remains under assessment and has not yet received development consent. As such, it is not expected to overlap with the proposed works at the subject site. The development at 191 Whale Beach Road appears to be nearing completion, with recent aerial imagery from March 2024 indicating that most construction activity has concluded. Accordingly, any construction traffic generated from this site is expected to be minimal. The development at 199 Whale Beach Road is currently under construction; however, no Construction Traffic Management Plan was available on Council's DA Tracker. Based on the available documentation, the proposal involves alterations to an existing dwelling and is therefore assumed to generate low levels of construction traffic, likely comparable to or less than that of the subject site, which is expected to generate no more than eight vehicle trips per day during peak construction.

Given the limited scale of nearby works, the absence of an approved CTMP for the surrounding sites, and the low construction traffic volumes anticipated for the subject site, the cumulative impacts on the local road network are expected to be negligible. Nevertheless, contact will be made with developers undertaking any concurrent major works in the vicinity prior to the commencement of construction, to coordinate activities where relevant and reduce the potential for localised impacts.



5 Construction Traffic Management Measures

5.1 Traffic Guidance Scheme

A site-specific Traffic Guidance Scheme (TGS) has been prepared for the proposed excavation and construction activities at the site.

All advisory road signage will be installed in accordance with AS1742.3 Manual of Uniform Traffic Control Devices – Traffic Control for Works on Roads and the TfNSW's Traffic Control at Work Sites Manual.

Traffic control devices/facilities required by the TGS must be set up, installed, monitored and maintained by a person who holds a current TfNSW accreditation and photo card to implement a Traffic Guidance Scheme.

Signage would be installed and maintained throughout the duration of the works as required. Signage would then be removed once the works are completed.

The TGS is provided in Appendix A of this report.

5.2 Site Inspection and Monitoring

Monitoring under this CTMP will be undertaken by the contractor during daily inspections of construction activities to monitor compliance with Council's requirements and this plan.

A daily inspection before the start of construction activities shall take place to ensure that conditions accord with those stipulated in this plan and that there are no potential hazards.

5.3 Vehicle Access and Truck Routes

In addition to the on-street works zone, an on-site loading zone is to be provided off Whale Beach Road. Construction vehicles will radio/call the site office on approach to ensure a loading area is available. All loading and unloading activities will be undertaken within the work site or approved works zone during appropriate work hours. Queueing or marshalling of construction vehicles shall not be permitted on public roads.

All construction vehicles shall enter and exit the approved works zone in a forward direction.

Other protocols would be in place including the following:

Site induction shall include procedures for accessing the work site from Whale Beach
 Road



- Drivers shall adhere to the nominated vehicle routes as shown in Figure 3.3.
- Drivers shall be aware of pedestrians and cyclists in the vicinity of the site.
- Drivers shall be aware of existing sign posted speed limits.
- Vehicles are to egress the works zone in a suitable traffic gap (vehicles already on public roads have right-of-way and must not be stopped).

5.4 Site Induction Training

All construction workers employed at the site by the construction contractor shall be required to undergo a site induction training.

The induction training shall include nominated construction transport routes to and from the construction site for construction vehicles, along with standard environmental, WH&S, driver protocols and emergency protocols. This training would be the responsibility of the construction contractor.



6 Conclusion

This Construction Traffic Management Plan (CTMP) has been prepared to document the proposed construction activities and associated construction traffic management measures necessary to facilitate the construction works at 173-175 Whale Beach Road, Whale Beach.

Based on the findings contained in this CTMP, it is concluded that:

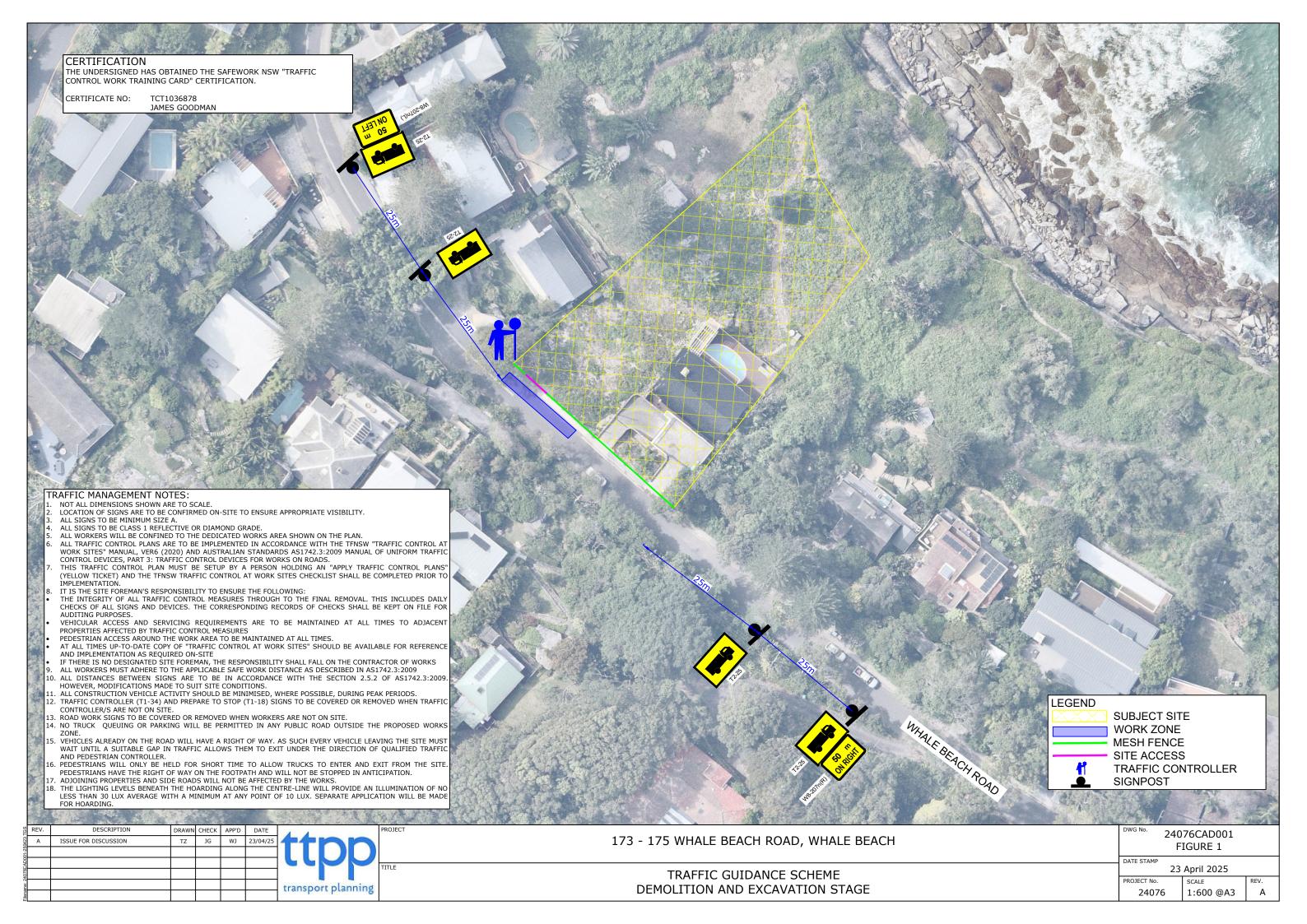
- The construction works are anticipated to generate a low volume of construction traffic and are expected to have minimal impact on the surrounding road network.
- All construction vehicles are to enter and exit the site or approved works zone in a forward direction. Vehicles accessing the works zone will enter from the north and exit to the south.
- No adverse impacts are expected on pedestrian and cyclist movements, while general traffic and public transport services will be maintained per existing conditions for the duration of the construction.
- Some construction worker parking will be provided on site. It is expected that the majority of construction workers will travel to/from the construction site by private vehicle. A number of measures will be implemented to encourage construction workers to use public transport or to carpool.
- 3 on-street parking spaces are to be removed during construction for the works zone. No adverse impacts are expected on the parking supply as motorists are able to use the surrounding parking spaces.
- A number of driver protocols will be established for truck drivers to follow the nominated construction transport route, while maintaining the safety of the surrounding road users and pedestrians.

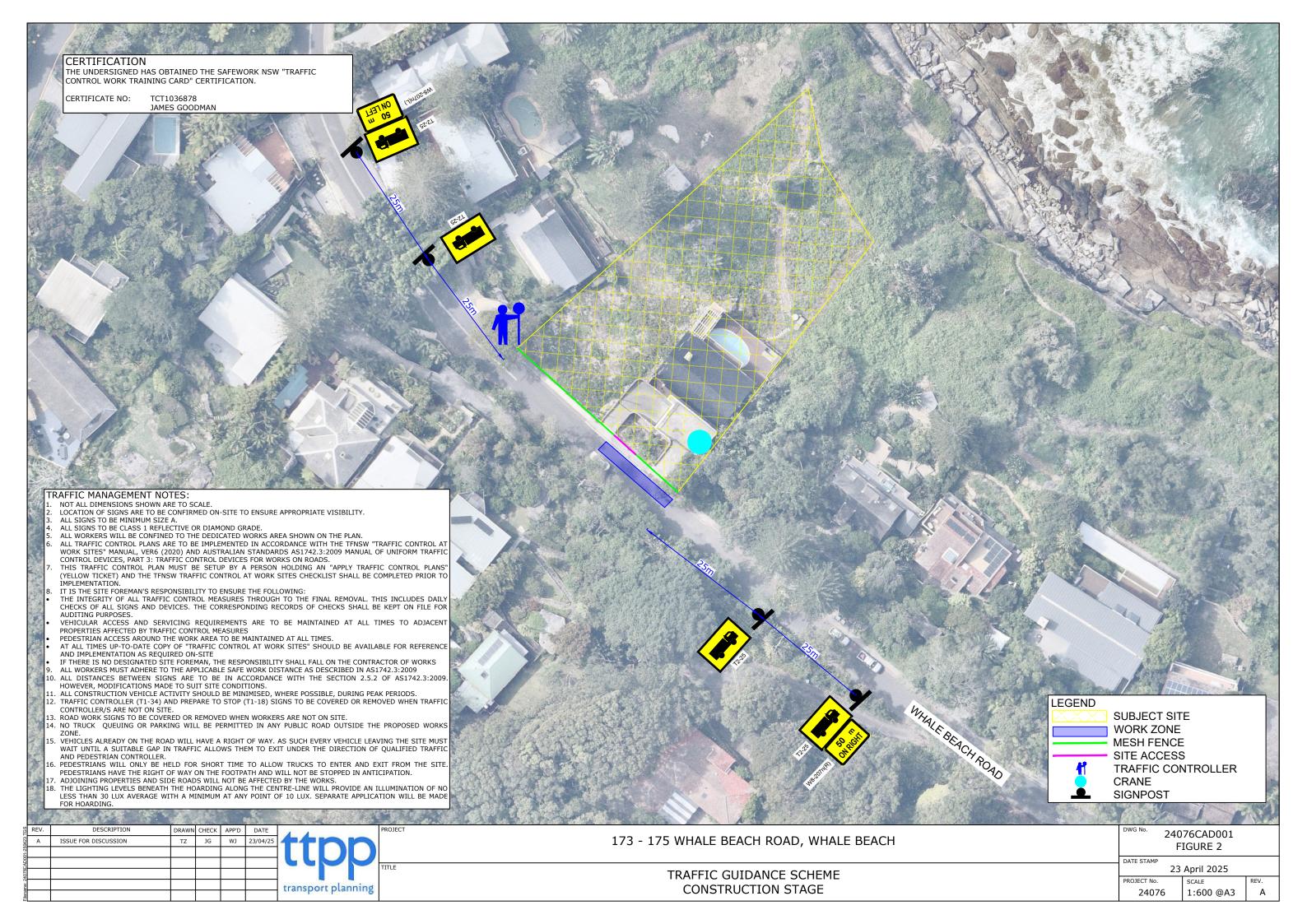


Appendix A

Traffic Guidance Scheme

24076-R01V03-250605 CTMP Appendix A





The Transport Planning Partnership Suite 402 Level 4, 22 Atchison Street St Leonards NSW 2065

> P.O. Box 237 St Leonards NSW 1590

> > 02 8437 7800

info@ttpp.net.au

www.ttpp.net.au