northern
beaches
council

Memo

To:	Development Determination Panel
From:	Adam Mitchell
Date:	12 July 2021
Subject:	Change to proposed conditions of DA2021/0268
Record Number:	2021/499120

Dear Development Determination Panel (**DDP**),

DA2021/0268 at 346 – 352 Whale Beach Road, Palm Beach is being presented for determination on 14 July 2021.

Council's Transport Network department was not referred to during the assessment process, but has requested modifications to the proposed Conditions no. 12 (Traffic Management and Control) and 37 (Traffic Control During Road Works).

Both conditions pertain to traffic management. The Applicant has provided a preliminary Construction Traffic Management Plan, however Council's Transport Network Officer has determined that it is insufficient.

Condition 12 is therefore to be modified to read:

12. 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 Transport 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 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 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.

And Condition 37 shall be modified to read:

37. Traffic Control During Works
Lighting, fencing, traffic control and advanced warning signs shall be provided for the protection of the works and for the safety and convenience of the public and others in accordance with RMS Traffic Control At Work Sites Manual and as submitted to, and approved by Council for each stage of the works undertaken. Traffic movement in both directions on public roads, and vehicular access to private properties is to be maintained at all times during the works.

Reason: Public safety.

Yours sincerely,

Adam Mitchell
Principal Planner