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## MEMORANDUM

**DATE:** 10 November 2020

**TO:** Northern Beaches Local Planning Panel (NBLPP)

**CC:** Peter Robinson, Executive Manager

**FROM:** Maxwell Duncan

**SUBJECT:** 57 and 59 Myoora Road, Terrey Hills

**REFERENCE:** Deferral of DA2020/0263 and DA2020/0264

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Dear Panel Members,

The purpose of this memo is to inform the panel that the additional information for DA2020/0263 and DA2020/0264 has been provided by the applicant. This is in response to the deferral of both applications on 21 October 2020. An updated assessment of the proposal having regard to the additional information is provided below:

**1. An amended acoustic report by a suitably qualified engineer to address the acoustic wall specification (i.e. material of construction and finishes).**

The applicant has provided Council with an updated acoustic wall plan which specifies the design, material and colour of the acoustic wall. The plan indicates that the material used for the 3.5m acoustic wall will be Bondor Panel with a colorbond woodland grey colour finish. The design of the fence is supported. The woodland grey colour finish has a BCA classification of D, which will minimise reflection and glare to neighbouring properties. The acoustic consultant has reviewed the amended design and has confirmed that the revised design) will ensure compliance with the previously formulated Acoustic Criteria.

No objection is raised in regards to the acoustic wall material and finishes.

**2. An amended design for the acoustic wall that demonstrates sight lines that satisfy the appropriate standard for drivers to exit the site onto Myoora Road. Confirmation that all other entry and exits to the site also satisfy the appropriate standard for visibility.**

The acoustic wall has incorporated a transparent panel system and grill front fencing to allow for appropriate sightlines for drivers entering and exiting the site. The traffic engineer engaged by the applicant notes that the wall will allow for sightlines of the street, as required by Figure 3.3 of AS/NZS 2890.1 – 2004 Parking facilities Part 1: Off-street Car Parking.

No objection is raised in regards to the transparent panel system as it allow for sufficient sightlines to for vehicles existing the subject site.



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**3. Turning paths are to be provided for both trucks and customer vehicles to show that all vehicles enter and leave in a forward direction**

A updated traffic path assessment has been provided by the applicant. The traffic engineer confirms that the traffic paths allows for satisfactory access and manoeuvring for all vehicles (including the 10.7m truck) to enter and exit the site in a forward direction.

No objection is raised in regards to the updated traffic paths.

**4. Further details on the Operational Plan of Management in relation to the operation between the nos. 57 and 59 Myoora Road by staff.**

The revised operational plan of management has been updated to ensure certainty in regards to the day to day operation of both Nos. 57 and 59 Myoora Road including use of machinery on site, vehicle movement and staff parking. The operational plan of management notes that overflow staff parking at No. 59 Myoora Road may be provided at No. 57 Myoora to mitigate the impact of staff parking at the retail premise at No. 59 Myoora Road.

No objection is raised in regards to the updated Operational Plan of Management.

## **TRAFFIC REFERRAL**

Council's traffic engineer provided the following comment in response to the additional information:

*"The information provided regarding provision of adequate sightline in accordance with Australian Standards and provision of swept path analysis demonstrating that all vehicles will be able to ingress and egress in forward direction, was reviewed. The information is considered satisfactory subject to a minor modification as follow:*

- 1- The provision of 2.5m transparent fencing on both sides of the vehicular access satisfies the Australian Standards AS2890.1:2004 and AS2890.2:2002, which require a pedestrian sight triangle of 2.0 metres by 2.5m metres clear from obstruction to visibility at the vehicular access to the property.*
- 2- The swept path analysis demonstrates that all vehicles including the largest truck accessing the site (10.7m long truck ) will be able to ingress and egress in forward direction. In this regard, the applicant shall specify in the Operation Management Plan that the largest vehicle accessing the site will be a 10.7m long truck.*
- 3- The swept path analysis shows that the trucks turning movements will not occur fully within the access driveway and there is a minor encroachment onto the grass area. This can be resolved by widening of the access driveway to 6.0m plus the splays as required. The Condition imposed by development engineers is to be modified to reflect the 6.0m wide access driveway."*

## **RECOMMENDATION**

- i. As a result of the proposed revised drawings, it is recommended that Condition 1 – Approved Plans and Supporting Documentation for both DA2020/0263 and DA2020/0264 be amended as follows:



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**DA2020/0263 – 59 Myoora Road, Terrey Hills**

**Condition 1 – Approved Plans and Supporting Documentation**

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Approved Plans

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
<b>Page 2 of 6/ Site Plan</b>	<b>October 2020</b>	<b>Joanne Macgregor</b>
Page 3 of 6/ Floor Plan	December 2019	Joanne Macgregor
Page 9 of 6/ Racking Plan	December 2019	Joanne Macgregor
Page 5 of 6/ Vehicle Movements	December 2019	Joanne Macgregor
Page 6 of 6/ Signage Plan	December 2019	Joanne Macgregor
<b>Dwg. No. 14B</b>	<b>20 October 2020</b>	Peter Formos
<b>East Fence Plan</b>	<b>3 November 2020</b>	<b>Joanne Macgregor</b>
<b>Racking Elevation</b>	<b>20 October 2020</b>	<b>A.F</b>

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
Traffic Report/ Issue E	July 2020	Transport and Traffic Planning Consultants
Acoustic Assessment	14 July 2020	Pulse Acoustic Consulting



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<b>Operational Plan of Management</b>	<b>28 October 2020</b>	<b>Vaughan Milligan</b>
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b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

c) The development is to be undertaken generally in accordance with the following:

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

#### **DA2020/0264 – 57 Myoora Road, Terrey Hills**

##### **Condition 1 – Approved Plans and Supporting Documentation**

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Approved Plans

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
<b>Dwg No. 13B</b>	<b>20 October 2020</b>	<b>Peter Formoso</b>
Page 1 of 6/ Racking Plan	December 2019	Joanne Macgregor
Page 3 of 6/ Site Plan	December 2019	Joanne Macgregor
Page 4 of 6/ Landscape Plan	December 2019	Joanne Macgregor
Page 5 of 6/ Signage Proposed	December 2019	Joanne Macgregor

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
Traffic Report	July 2020	Transport and Traffic Planning Associates
Acoustic Report	14 July 2020	Pulse Acoustic Consultancy
<b>Operational Plan of Management</b>	<b>28 October 2020</b>	<b>Vaughan Milligan</b>

c) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.



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- ii. If the panel is to approve the acoustic wall based on the additional information provided, it is recommended that condition 9. *Amendments to the approved plans* and 16. *Screen Planting* is deleted from DA2020/2063 as follows:

**9. Amendments to the approved plans**

DELETED

**16. Screen Planting**

DELETED

- iii. As stated by Council's traffic engineer, it is suggested that Operational Management Plan be updated to ensure that the largest vehicle accessing the site will be a 10.7m long truck. As such, it is recommended that Condition 38. *Operational Management Plan* for DA2020/2063 be amended to reflect this change as follows:

**38. Operational Management Plan**

An Operational Management Plan (OMP) is required to be prepared and submitted to Council detailing the operation of the development. The OMP shall include, but not be limited to the following:

- Vehicle access and egress. **No trucks over 10.7m shall access the site.**
- Through-site circulation of vehicle movements.
- Management of car parking areas.
- The location and content of directional signage.
- Complaints management.
- Noise management.
- Truck delivery times and methods of control to manage the sequencing of the loading areas.
- Waste management.