

MEMORANDUM

CTo: Members of the Northern Beaches Local Planning Panel

CC: Peter Robinson, Executive Manager, Development Assessment
Anna Williams, Manager, Development Assessment

From: Maxwell Duncan – Planner, Development Assessment

Date: 21 October 2020

Subject: Item 3.2 and 3.3 – 57 And 59 Myoora Road, Terrey Hills

Record Number: 2020/645085

Dear Panels members

DISCUSSION

The purpose of the memo is to inform this panel that additional information has been provided by the applicant in regards to parking, signage and cost of works for both No. 57 and No. 59 Myoora Road. This is in response to questions raised by the panel during the Council briefing with panel members. Further, the applicant has also provided an amended plan in response to condition No. 9 imposed by Council for DA2020/0263 59 Myoora Road, Terrey Hills.

1. Parking

During the briefing of panel members, there were queries regarding the proposed parking at No. 59 Myoora Road and implications of the proposed tandem parking on this site. The application has lodged a revised site plan with Council to address issues associated with parking on this site.

No objection is raised in regards to the revised parking plan.

2. Signage

During the briefing, panel members raised concern with regards to the potential for the sites to be operated as single entity. A revised signage plan has been provided by the applicant to differentiate the uses of the two buildings.

The revised signage plans clearly indicates No. 57 Myoora Road, Terrey Hills being used for trade and No. 59 Myoora Road, Terrey Hills being operated for retail.

No objection is raised in regards to revised signage plan.

3. Revised Cost of Works

During the briefing panel members raised concern with the estimated cost of works for DA2020/0263- 59 Myoora Road. The original cost of works was in consideration of the original proposal and does not reflect the revised application. A revised cost of works estimate has been provided by the application. The original \$15,000 cost of works has been revised and is now estimated at \$40,300. The amended cost of works estimate will not result in changes to fees and charges should this application be approved.

No objection is raised in regards to the revised cost of works.

4. Acoustic Wall

In response to Condition No. 9 – *Amendments to the approved plans* – imposed by Council for DA2020/0263, the applicant has lodged a revised acoustic wall design.

Condition No. 9 – *Amendments to the approved plans* – is as follows:

“9. Amendments to the approved plans

The following amendments are to be made to the approved plans:

- *The 3.5m acoustic wall proposed along the northern boundary is to be setback 2m from northern boundary.*

Details demonstrating compliance are to be submitted to the Certifying Authority prior to issues of the Construction Certificate.

Reason: To ensure development minimises unreasonable impacts upon surrounding land”

The revised acoustic wall fails to utilise landscaping or existing landscape elements to screen development in accordance with the requirements of Part E7 (Development on land adjoining public open space) of the Warringah DCP.

Consequently, no change to the condition is recommended and the panel may be satisfied that adopting the recommend condition will achieve the desired outcome in this regard.

RECOMMENDATION

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:

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

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Page 2 of 6/ Site Plan	October 2020	Joanne Macgregor
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
Dwg No. 14A	28 September 2020	Peter Formosa
Dwg. No. 14B	20 October 2020	Peter Formosa

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

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

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
Dwg No. 13B	20 October 2020	Peter Formoso
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
Page 6 of 6/ Swept Path	December 2019	Joanne Macgregor

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By

Traffic Report	July 2020	Transport and Traffic Planning Associates
Acoustic Report	14 July 2020	Pulse Acoustic Consultancy
Plan of Management	13 July 2020	Vaughan Milligan

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.