

**From:** Kye Miles  
**Sent:** Friday, 24 May 2024 10:29 AM  
**To:** Planning Panels - Northern Beaches  
**Subject:** DDP - 22 May - Item 3.4 - DA2023/0803 - 287 Mona Vale Road TERREY HILLS  
**Attachments:** Requested changes to draft vehicle access conditions.pdf; TRIMMED: RE: DA2023/0803 - 287 Mona Vale Road

**Categories:** DDP

Hi Georgia,

The applicant has prepared a response for the Panel to consider regarding the ancillary brewing equipment and the requested changes to the draft vehicle access conditions. I have also provided additional comments in response and addressed other matters raised by the Panel.

- 1. Condition amendments:** The Applicant has provided minor wording changes to the additional/revised traffic conditions (see attached). Traffic has reviewed the rewording of the conditions and is generally satisfied. However, they have proposed a slight amendment for Part 3 of Condition 71:

*Trucks larger than a Small Rigid Vehicle (in excess of 6.4m in length and 3.5m in height) and accessing the site via Myoora Road shall only do so via a right turn in, and egressing the site to Myoora Road shall only be permitted via a left turn out.*

The reasoning behind this amendment, as provided by Traffic, is to limit the number and size of trucks accessing the site past the Terrey Hills School or via the more residential part of Myoora Road. Therefore, they suggest imposing a size limit on such trucks to a Small Rigid Vehicle. The applicant has no further concerns with the wording of the Traffic conditions.

- 2. Ancillary use:** Additional details regarding the size of the brewing equipment have been provided by the applicant, along with suggested wording for Condition 3 to ensure that the brewing component remains ancillary to the restaurant (see email below). For reference, the maximum tank capacity is 500L. Based on my research, this would allow for 6-12 batches per week. Typical batch sizes for a 500L tank are 150-500L (1-3 barrels), which is generally consistent with small-scale production.
- 3. TfNSW referral:** As per my report, the proposal is considered traffic-generating development under Clause 2.122 of the State Environment Planning Policy (Transport and Infrastructure) 2021. I have confirmed with Admin that the correct referral was sent to TfNSW (see attached email). Additionally, I have reached out to TfNSW for further clarification, as there appears to be a slight mix-up on their end.
- 4. Objector site inspection:** The previous officer handling this application had indicated that a site inspection would be organised after a preliminary assessment. However, this information was not conveyed to me once the application was reallocated. I did review the submission and the request for an inspection but deemed it unnecessary for my assessment, as the concerns were primarily stormwater-related.

Please let me know if you require any further information.

Regards,

**Kye Miles**  
Planner

Development Assessment - Central Team



---

**From:** Katherine Sheppard [REDACTED]  
**Sent:** Thursday, May 23, 2024 2:20 PM  
**To:** Kye Miles [REDACTED]  
**Cc:** Doug Balcomb [REDACTED]; Ray Balcomb [REDACTED]; Caristo Rudi [REDACTED]; John Brunette [REDACTED]; Mike Fairhurst [REDACTED]  
**Subject:** TRIMMED: Hills Marketplace DA 0803/2023

Good afternoon Kye,

Further to our phone conversation yesterday afternoon following the DDP's Panel meeting, please find below and attached the additional information requested by the DDP in relation to the minor brewing equipment that is ancillary to proposed restaurant 1 and the requested changes to the draft vehicle access conditions.

The suggested changes discussed with the DDP at the meeting yesterday and in this email relate to:

- \* Proposed Condition 1 - delete the reference to L101 E Landscape Master Plan Arcadia 21 November 2023 as this drawing has been superseded;
- \* Proposed Condition 3;
- \* Proposed Condition 19 - delete this condition as BASIX is not applicable to the proposed development;
- \* Proposed Condition 71; and
- \* Proposed new Vehicle Access and Parking Condition.

#### *Restaurant 1*

The system proposed is a very small 5HL system with a maximum of 6 Fermentation Vats which will allow for 6 different varieties of beer and will provide ambience and theatre to the restaurant.

Any beer brewed in Restaurant 1 would be for consumption on site.

#### ***Suggested amendment to Condition 3:***

Any minor ancillary brewing equipment provided in Restaurant 1 is to comply with the following:

- \* 5HL system maximum;
- \* Maximum of 6 fermentation vats
- \* Have a maximum area within the Restaurant of 31sqm.

It could also be conditioned that any beer brewed in Restaurant 1 would be for consumption on-site only.

Attached to this email are the requested changes to the vehicle access conditions.

If there is any further information or clarification I can provide, please don't hesitate to let me know.

**Kind Regards**

**Katherine Sheppard**  
**Principal Town Planner**  
**BSc MURP (Hons) RPIA**



**P 0413 618 855**

**E**

**W [www.leathwaite.com.au](http://www.leathwaite.com.au)**

## Vehicle Access and Parking

All **new** internal driveways, vehicle turning areas, garages and vehicle parking space/ loading bay dimensions must be designed and constructed to comply with the relevant section of AS 2890 (Offstreet Parking standards).

With respect to this, the following revision(s) must be undertaken;

The vehicle crossing at Myoora Road must be tested with swept path plots for the 14.8m semi-trailer to ensure that it is of sufficient width to cater for the right turn in and left turn out by this vehicle. If not plans for driveway widening shall be provided for Councils consideration and approval

All **new** internal driveways and vehicle access ramps must have ramp grades and transitions complying with AS 2890.1. To ensure the gradient requirements and height clearances are satisfied, a driveway profile must be prepared for all **new** internal ramps showing ramp lengths, grades, surface RL's and overhead clearances, taken from the crest of the ramp to the base. The driveway profile must be taken along the steepest grade of travel or sections having significant changes in grades, where scraping or height restrictions could potentially occur and is to demonstrate compliance with AS 2890 for the respective type of vehicle.

**If it is determined by a qualified Traffic Engineer that changes are required, p**Plans prepared by a suitably qualified Engineer shall be submitted to Council's Traffic Engineer for review and, once approved issued to the Principal Certifier prior to the issue of a Construction Certificate.

Reason: To ensure compliance with Australian Standards relating to manoeuvring, access and parking of vehicles.

## Condition 71 - Loading and Service Vehicle Access

The following amendments (marked in red) are recommended to Condition 71 to ensure address the above-mentioned traffic concerns:

1. That trucks accessing the development site be limited to vehicles up to 8.8m in length between the hours of 6am and 10pm.
2. Trucks in excess of 8.8m in length but of no more than 14.8m in length are only permitted to access the site to/from Myoora Road and only between the hours of 10pm and 6am.
3. Trucks **in excess of 8.8m in length but of no more than 14.8m in length** accessing the site via Myoora Road shall only do so via a right turn in and egressing the site to Myoora Road shall only do so via a left turn out.

Reason: to minimise conflict between trucks and passenger vehicles/pedestrians

## Georgia Bennett

---

**From:** DA Planning Portal  
**Sent:** Thursday, 23 May 2024 4:06 PM  
**To:** Kye Miles  
**Subject:** TRIMMED: RE: DA2023/0803 - 287 Mona Vale Road

Hey Kye,

Yes it was – Response doc in TRIM: 2023/450063

ing Portal

**Reference number:** CNR-57028 **DA number:** DA2023/0803 Decision received

✓ Create request Actions

**Transport for NSW**

**Case reference - A-67870**

**Assessment** Approved (with conditions)

**Status**

**Date response** — —

**is due**

**Remaining**

**Days**

**Contact name** Narelle Gonzales

**Contact number** 0409541879

Hope this helps?

Georgia

---

**From:** Kye Miles <Kye.Miles@northernbeaches.nsw.gov.au>  
**Sent:** Thursday, May 23, 2024 3:30 PM  
**To:** DA Planning Portal <daplanningportal@northernbeaches.nsw.gov.au>  
**Subject:** DA2023/0803 - 287 Mona Vale Road  
**Importance:** High

Hi Admin,

Could you please check on the Portal if the following referral was sent to TfNSW for the above application?

**Roads and Maritime Service - SEPP (Transport and Infrastructure) 2021, s2.122 - Traffic generating development**