

MEMORANDUM

DATE: 22 May 2024
TO: Development Determination Panel
CC: Steven Findlay, Manager Development Assessment
FROM: Kye Miles, Planner
SUBJECT: Item 3.4 - DA2023/0803 - 287 Mona Vale Road TERREY HILLS

Council issued its Assessment Report to the Panel for Development Application DA2023/0803 relating to alterations and additions to the existing Hills Flower Market site, which is scheduled for determination at the Panels meeting on 22 May 2024.

This supplementary memo aims to address concerns raised in the late submission by the Terrey Hills Progress Association, particularly regarding traffic-related impacts.

Furthermore, the memo also aims to rectify typographical errors found in the assessment report, as detailed below.

Traffic Concerns

Concern is raised by the Association that the proposal will result in adverse traffic-related impacts, particularly concerning large truck movements along Myoora Road. This submission has been circulated with Council's Traffic Department, who have recommended minor changes to the conditions to further address these concerns.

Additional Condition

An additional condition is recommended by Council's Traffic department, which reads as follows:

Vehicle Access and Parking

All 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 (Off-street 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 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 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.

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.

Amendment to 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 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

Typographical Amendments

The following typographical amendments (marked in red) are recommended to Condition Nos. 1, 2, 10, 12 and 51 to ensure that the correct details are listed.

Amendment to Condition 1- Approved Plans and Supporting Documentation

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
A01-01	3	Demolition Plan - Site Plan	BN Group	24 May 2023
A01-02	3	Demolition Plan - Ground Floor Plan	BN Group	24 May 2023
A01-10	3	Demolition Plan - Roof Plan	BN Group	24 May 2023
A01-30	3	Demolition Plan - Elevations	BN Group	24 May 2023
A01-40	3	Demolition Plan - Sections	BN Group	24 May 2023
A02-01	9	Proposed - Site Plan	BN Group	22 April 2024
A02-20	8	Proposed - Ground Floor Plan	BN Group	22 April 2024
A02-21	6	Proposed - Mezzanine Plan	BN Group	22 April 2024
A02-40	6	Proposed - Roof Plan	BN Group	22 April 2024
A09-01	6	Proposed - Elevations	BN Group	22 April 2024
A11-01	6	Proposed - Sections	BN Group	22 April 2024
A60-01	3	Proposed - Signage	BN Group	24 May 2023

A70-01	3	Proposed - Material Sample Board	BN Group	24 May 2023
L101	E	Landscape Master Plan	Arcadia	21 November 2023
L400	F	Planting Schedule	Arcadia	19 April 2024
L401	F	Softworks Plan	Arcadia	19 April 2024
L402	F	Softworks Plan	Arcadia	19 April 2024
L403	F	Softworks Plan	Arcadia	19 April 2024
L404	F	Softworks Plan	Arcadia	19 April 2024
L405	F	Softworks Plan	Arcadia	19 April 2024
L406	F	Softworks Plan	Arcadia	19 April 2024
L601	E	Typical details	Arcadia	21 November 2023
L701	E	Landscape Notes	Arcadia	21 November 2023

Approved Reports and Documentation			
Document Title	Version Number	Prepared By	Date of Document
Access Report	3	Morris Goding Access Consulting	26 May 2023
Arboricultural Impact Appraisal and Method Statement	A	Naturally Trees Arboricultural Consulting	15 May 2023
BCA Assessment Report	R3.0	Steve Watson and Partners	29 May 2023
Bushfire Protection Assessment	B213699 - 1	Australian Bushfire Protection Planners	20 October 2022
Detailed Site Investigation Report	V01	Geo-Logix	8 November 2022
Geotechnical Report	V03	Geo-Logix	24 November 2023
Noise Impact Assessment	004	Stantec	1 June 2023
Transport Assessment	07	Ason Group	15 June 2023
Waste Management Plan	-	Mainbrace Constructions	-

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

Amendment to Condition 2 - Compliance with Other Department, Authority or Service Requirements

The development must be carried out in compliance with all recommendations and requirements, excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
Ausgrid	Ausgrid Referral Response	5 July 2023
Transport for NSW	TfNSW Referral Response	17 July 2023

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au)

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

Amendment to Condition 10 - On-Site Stormwater Detention Details

On-Site Stormwater Detention Details

The Applicant is to provide a certification of drainage plans detailing the provision of on-site stormwater detention in accordance with Northern Beaches Council's Water Management for Development Policy, and generally in accordance with the concept drainage plans prepared by Henry & Hymas, drawing number 21F99_DA_C000 Rev 03, Dated 19/12/2022, C100 Rev 10, Dated 24/04/2024, C101 Rev 15, C102 Rev 13 Dated 22/04/2024 and C200 Rev 04, C201 Rev 11 Dated 30/04/2024, and C202 Rev 03 Dated 27/03/2024.

Detailed drainage plans are to be prepared by a suitably qualified Civil Engineer, who has membership to Engineers Australia, National Engineers Register (NER) or Professionals Australia (RPENG) and registered in the General Area of Practice for civil engineering.

The drainage plans must address the following:

1. Scour protection details between overflow weir of OSD basin and southern boundary.
2. Openings in southern boundary fencing to permit flows from overflow weir from OSD basin.
3. Pool style fencing around perimeter of OSD basin.

Detailed drainage plans, including engineering certification, are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater and stormwater management arising from the development.

Amendment to Condition 12 - Detailed Design of Stormwater Treatment Measures - Major

A certificate from a Civil Engineer, stating that the stormwater treatment measures have been designed in accordance with the Henry and Hymas Civil Engineering plans 21F99_DA_C000 Rev 03, Dated 19/12/2022, C100 Rev 10, Dated 24/04/2024, C101 Rev 15, C102 Rev 13 Dated 22/04/2024 and C200 Rev 04, C201 Rev 11 Dated 30/04/2024, and C202 Rev 03 Dated 27/03/2024 and Council's Water Management for Development Policy.

The certificate shall be submitted to the Certifier prior to the release of the Construction Certificate.

Reason: Protection of the receiving environment.

Amendment to Condition 51 - Signage and Linemarking - Internal

A plan demonstrating:

- 1. appropriate signposting and linemarking of the entry and exit driveways to/from Mona Vale Road*
- 2. Signposting of a No Parking restriction applying 6pm to 7pm Everyday throughout the 11 bay 90 degree parking areas denoted Zones 13 & 15 on Plan A100-20 DA-8 dated 22/04/2024 shall be submitted to Council's Traffic Engineer for endorsement with Council's approval provided to the Principal Certifier prior to the issue of any Occupation Certificate.*

Reason: to prevent conflict between inbound and outbound traffic movements on the sites Mona Vale Road frontage and ensure adequate space for trucks to turn on site.

Recommendation

The late submission and revision to the traffic and other conditions do not alter the recommendation for approval.

Based on this, it is maintained that the Panel should approve the application, subject to changes to the conditions described above.