

Memo

Development Assessment

To: Northern Beaches Local Planning Panel

Cc: Peter Robinson
Executive Manager, Development Assessment

From: Tom Burns
Principal Planner

Date: 3 June 2025

Subject: DA2024/0460 – 116 Nareen Pde North Narrabeen
Amendment to Condition 10

Record Number: 2025/386529

The purpose of this memo is to advise of a late submission prepared by the applicant requesting to amend the wording of Condition 10 on the draft consent.

In particular, the applicant noted that Condition 4 on the draft consent permits demolition works to commence at 8.00am, while Condition 10 states that truck movements will be restricted between 8.00am – 9.30am and 4.30pm – 6.00pm to minimise impacts on the surrounding road network. The applicant has stated that restricting truck movements prior to 9.30am will significantly increase the duration of the demolition works.

The applicant has requested an amendment to Condition 10 to permit truck movements between 8.00am – 9.30am and 4.30pm – 6.00pm.

Condition 10 currently reads as follows:

10. Demolition Traffic Management Plan

As a result of the site constraints, limited vehicle access and parking, a Demolition Traffic Management Plan (DTMP) and report shall be prepared by a Transport for NSW accredited person and submitted to Council via an application for a Permit to Implement Traffic Control. The application form can be accessed via <https://www.northernbeaches.nsw.gov.au/council/forms>. Approval of the permit application by the Northern Beaches Council Traffic Team is required prior to commencement of works.

Due to heavy traffic congestion on Pittwater Road, truck movements will be restricted during the major commuter peak times being 8.00-9.30am and 4.30-6.00pm.

The DTMP must: -

- Make provision for all construction materials to be stored on site, at all times.*

- *The DTMP is to be adhered to at all times during the project.*
- *Specify construction truck routes and truck rates. Nominated truck routes are to be distributed over the surrounding road network where possible.*
- *Provide for the movement of trucks to and from the site, and deliveries to the site. Temporary truck standing/ queuing locations in a public roadway/ domain in the vicinity of the site is not permitted unless prior approval is granted by Council's Traffic Engineers.*
- *Include a Traffic Control Plan prepared by an TfNSW accredited traffic controller for any activities involving the management of vehicle and pedestrian traffic.*
- *Specify that a minimum fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measures.*
- *Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes, structures proposed on the footpath areas (hoardings, scaffolding or temporary shoring) and extent of 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 DTMP 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. These communications must be documented and submitted to Council prior to work commencing on site.*
- *Specify spoil management process and facilities to be used on site.*
- *Specify that the roadway (including footpath) must be kept in a serviceable condition for the duration of demolition. At the direction of Council, the applicant is to undertake remedial treatments such as patching at no cost to Council.*

The DTMP 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 Demolition Traffic Management Plan is submitted.

Reason: This condition is to ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems. The DTMP is intended to minimise impact of construction activities on the surrounding community, in terms of vehicle traffic (including traffic flow and parking) and pedestrian amenity adjacent to the site.

Comments:

Council's Traffic Engineering Coordinator has reviewed the applicant's late submission and has agreed to an amendment to Condition 10 to limited permit truck movements between 8.00am – 9.30am and 4.30pm – 6.00pm which will be reviewed upon submission of the DTMP. It is noted that this amendment would not permit demolition works to occur after 5.00pm, consistent with the existing wording of Condition 4.

Conclusion

The proposed removal of the restriction of demolition traffic movements during peak traffic hours is acceptable subject to a limited volume of vehicle movements which will be reviewed and approved by Council's Traffic Engineers prior to the commencement of works. Conditions of consent require compliance with the approved DTMP.

Recommendation

That Condition 10 be amended to read as follows:

10. Demolition Traffic Management Plan

As a result of the site constraints, limited vehicle access and parking, a Demolition Traffic Management Plan (DTMP) and report shall be prepared by a Transport for NSW accredited person and submitted to Council via an application for a Permit to Implement Traffic Control. The application form can be accessed via <https://www.northernbeaches.nsw.gov.au/council/forms>. Approval of the permit application by the Northern Beaches Council Traffic Team is required prior to commencement of works.

Due to heavy congestion on Pittwater Road during the major commuter peak times being 8:00am and 9:30am and 4:30pm and 6:00pm the DTMP shall provide details as to the number and type of trucks to be used during these major commuter peak times to ensure that truck movements will not unreasonably contribute to unacceptable traffic conditions or pedestrian safety issues during these periods.

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- Make provision for all construction materials to be stored on site, at all times.*
- The DTMP is to be adhered to at all times during the project.*
- Specify construction truck routes and truck rates. Nominated truck routes are to be distributed over the surrounding road network where possible.*
- Provide for the movement of trucks to and from the site, and deliveries to the site. Temporary truck standing/ queuing locations in a public roadway/ domain in the vicinity of the site is not permitted unless prior approval is granted by Council's Traffic Engineers.*
- Include a Traffic Control Plan prepared by an TfNSW accredited traffic controller for any activities involving the management of vehicle and pedestrian traffic.*

- *Specify that a minimum fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measures.*
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