

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2019/0123
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 26 DP 654262 , 80 - 82 Mona Vale Road MONA VALE NSW 2103

### Officer comments

The proposal is for a Sunday Markets to operate within the car park of the local RSL.

#### Pedestrian:

The applicant is proposing to upgrade all footpaths along all frontages of the site to the nearest Bus Stop.

#### Servicing:

The applicant will be expected to engage with the RSL to ensure waste is managed onsite. This can be conditioned.

No further concerns raised subject to conditions.

### Referral Body Recommendation

#### Refusal comments

##### Previous Comments:

##### Parking:

The Traffic Report indicates that the RSL can accommodate 397 parking spaces. 43 will be allocated to the Stall owners for parking their vehicles, whilst 118 will be submitted for erection of the market stalls. This leaves 236 parking spaces available for the use of customer and the RSL patrons. However the Applicant's Traffic consultant has identified that there will be 244 or 279 available. The numbers are not consistent and the validity of the report is therefore questionable. The applicant will be required to review and amend to provide a consistent submission.

The Traffic consultant has assumed a 20% trip and parking reduction based on linked trips by the RSL patrons. 20% is deemed very optimistic. Evidence to support this assumption has not been identified. In this instance, it would be expected that, at most, 20% of the RSL patrons would be attending the markets. i.e. 30 patrons would relate to 6 attending the markets.  $6/197 = 3\%$ . Therefore a 5% trip and parking reduction is considered reasonable. Council cannot accept 20% without substantial supporting evidence.

##### Traffic:

SIDRA digital files have been requested by RMS. Council will require a copy of all the information being provided to assess impacts to the local streets.

**Recommended Traffic Engineer Conditions:**

**DEFERRED COMMENCEMENT CONDITIONS**

**Signal Phasing - Approval**

The applicant is to obtain approval from RMS to optimise the signal phasing .

Reason: to ensure a efficient intersection operation. (DACTRADC1)

**CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

**Submission of Engineering Plans**

The submission is to include four (4) copies of Civil Engineering plans for the design of:

- Footpath construction/upgrades along all frontages

These are to be generally in accordance with the civil design approved with the Development Application and Council's specification for engineering works - AUS-SPEC #1 and or Council's Minor Works Policy. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Section 138 and/or 139 applications are to be submitted to Council for Local Traffic Committee approval.

Reason: To ensure compliance with Council's specification for engineering works. (DACTRCPC1)

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

**Signal Phasing - Implementation**

The applicant is to undertake the signal phasing upgrades per RMS processes, at no cost to Council. The phasing must be operational prior to the commencement of any Market Event.

Reason: To ensure the intersection will continue to run efficiently (DACTRFPOC1)

**ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

**Post-Implementation Review**

The applicant is to provide assessment of the phasing upgrade and the performance of the intersection for the first four weeks of operation of the markets. should the data identify that the intersection is not performing as prescribed in the Traffic Impact Assessment, the applicant will be required to reduce the number of stalls being erected at the Market event.

Reason: To ensure the network continues to operate efficiently (DACTRGOG1)