

Roads and Assets Referral Response

Application Number:	DA2019/1426
To:	Adam Croft
Land to be developed (Address):	Lot 1 DP 14521 , 77 Collingwood Street MANLY NSW 2095

Reasons for referral

Works proposed by the development may impact on existing Council road assets (eg. kerb and gutter, footpath, retaining walls, landscaping) or results in new structures/encroachments being created within the road reserve. Council's Road Asset Managers are required to review the development application and if necessary liaise with Council's Development Engineering and/or Traffic Management Teams to ensure appropriate conditions are considered.

Officer comments

The proposed servery window on the Cameron Ave frontage does not impact on existing road infrastructure assets. Council recently widened the footpath in Cameron Avenue between the building and the kerb. There is now an area approximately 11m x 3.5m measured in a westerly direction from the kerb ramp. There are many existing situations where similar arrangements are permitted however given the high pedestrian activity associated with the nearby beach, and playground, ensuring safe pedestrian access is maintained should be a priority. The proposal is likely to reduce the impact (improving safety) of patrons queuing near the front door adjacent to the pedestrian crossing.

If the application is supported, it is recommended that the applicant be required to develop and implement an access management plan to ensure a clear path of pedestrian access is maintained on the footpath alignment, eg line marking, signage, collections only from the servery, all orders from within the building, etc.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Roads and Assets Conditions:

Nil.