

Traffic Engineer Referral Response

Application Number:	DA2019/0083
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 76807 , 29 - 33 Pittwater Road MANLY NSW 2095

Officer comments

The proposal increases the commercial floor area by some 280 square metres resulting in a total commercial floor area of 1114 square metres. In addition the serviced apartment component of this development on level 2 will remain.

Loading Facilities

The commercial and serviced apartment components will both generate a demand for loading facilities and it is considered essential that an offstreet loading bay capable of accommodating at least an Australian standard compliant small rigid vehicle is provided.

Parking

There is a high demand for on-street parking around the development site and it is therefore necessary that the development meets the DCP parking requirements. After applying the 50% reduction outlined in section 4.2.5.4(b) of the Manly DCP a parking requirement for the site of 10 spaces is evident. The proposed parking level of 11 spaces including 1 disabled space and 1 loading space is considered acceptable however there are concerns about access to some of those spaces

Referral Body Recommendation

Refusal comments

The proposed Service Bay is 6.4m in length and 3.5m in width which is acceptable however the clearance over the loading bay is well short of the required 3.5m as stipulated in AS2890.2 table 4.1. From the plans it appears that clearance over the service bay will only be approximately 2.5m which will prevent its use by small trucks. Given the high demand for loading/unloading generated by the uses on the site this is considered unacceptable. It is not possible to condition this requirement as redesign of the level above the service bay would be required.

In addition, there are concerns about how the parking spaces will be allocated. Given that spaces 6,6a, 5,5a, 8,8a, 1 & 2 are all stacked either vertically or horizontally access to these spaces can be prevented if the other space in any stacked pair is occupied. As such each space pair must be allocated to the same tenancy. Further information outlining how these spaces will be allocated is required.

Until the above has been addressed approval of the application in its current form is not supported

Recommended Traffic Engineer Conditions:

Nil.