

## Traffic Engineer Referral Response

Application Number:	DA2018/1743
Responsible Officer	
Land to be developed (Address):	Lot A DP 85983 , 402 Sydney Road BALGOWLAH NSW 2093 Lot B DP 85983 , 396 - 400 Sydney Road BALGOWLAH NSW 2093

### Officer comments

The proposal is for the demolition of existing site structures and the construction of a multi storey shop top housing development incorporating 6 x ground floor retail/ business tenancies, integrated basement car parking for 36 vehicles and 16 x residential apartments on the subject allotment.

#### Traffic:

The site is anticipated to generate up to 14 vehicle trips in the peak. this is in accordance with the RMS Guide to Traffic Generating Developments. 14 vehicles is deemed to have negligible impact on the local road network.

#### Parking:

The site is proposing 36 car parking spaces. In accordance with the Manly DCP, the minimum requirement totals 28 spaces. As such, the parking spaces are deemed compliant in numbers.

Bicycle parking has also been provided in accordance with the Manly DCP with the allocation of 12 spaces (bicycle stands).

#### Car Park Layout:

The internal basement car park layout is compliant with AS2890.1:2004.

#### Pedestrian Access:

The desire lines have been addressed with the low speed environment and central access to the lift. The footpath fronting the property will need to be upgraded to meet the standards of Council's Public Domain Technical Manual. This is addressed as a condition of consent prior to Occupation of the Building.

#### Servicing:

No changes to the current servicing arrangements is proposed. A Loading Bay Management Plan will be conditioned to ensure all tenants are aware of the arrangements.

### Referral Body Recommendation

### Refusal comments

### Recommended Traffic Engineer Conditions:

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

### **Traffic Management.**

Traffic management procedures and systems must be in place and practised during the course of the project to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems. These procedures and systems must be in accordance with AS 1742.3 2009 Manual of Uniform Traffic Control Devices and Council's Development Control Plans.

**Note:** A plan of traffic management is to be submitted to and approved by the Consent Authority.

**Reason:** To ensure pedestrian safety and continued efficient network operation.  
(DACTRCPC1)

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

### **Loading Bay Management Plan.**

A Loading Bay Management Plan shall be prepared by the applicant and submitted to and approved by Council prior to the issue of any Occupation Certificate. The Plan will need to identify the type of vehicles that can enter the premises and the location in which they can service the site.

(DACTRFPOC1)