

Traffic Engineer Referral Response

Application Number:	DA2019/0123
Responsible Officer	
Land to be developed (Address):	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.

Referral Body Recommendation

Refusal 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:

Nil.