

## 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 some small rigid vehicles is provided. the applicant has worked with Council to achieve this aim. It is noted that the floor levels are existing and as such that it is not feasible to achieve the 3.5m clearance height to allow access by all commercial rigid small rigid vehicles

### 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. While it is noted that some of the spaces utilise a car stacker, which is not generally favoured, the use is considered acceptable in this instance given the constrained nature of the site.

### Referral Body Recommendation

### Refusal comments

### Recommended Traffic Engineer Conditions:

## DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

### Construction Traffic Management Plan

<Given the site constraints and limitation on vehicular access and parking, a Construction Traffic Management Plan (CTMP) and report shall be prepared by an RMS accredited person outlining procedures and systems to be in place and practised during the course of the project to manage construction vehicle impacts and ensure safety and minimise the effect of construction on pedestrians and vehicular traffic in the surrounding area. These procedures and systems must be in accordance with AS 1742 - Manual of Uniform Traffic Control Devices and RMS Manual Traffic Control at Work Sites. The CTMP is to be submitted for assessment and approval by Council with the relevant fee's as outlined in Council's Schedule of Fee's and Charges to be paid at the time the plan is submitted>

Reason: <to ensure pedestrian and vehicular safety and efficient operation of the road network>  
(DACTRBOC1)

## **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

### **Protection of road reserve**

<The applicant shall be responsible for ensuring that the road reserve remains in a serviceable state throughout the course of the project>

Reason: <to ensure safety and useability of the road and footpath> (DACTREDW1)

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

### **Vehicular access and parking**

<All driveways, vehicle turning areas, garages and vehicle parking space/ loading bay dimensions must be designed and constructed to comply with the relevant section of AS 2890 (Offstreet

Parking standards).>

Reason: <compliance with standards> (DACTRFPOC1)

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

### **Allocation of stacked parking spaces**

<that each stacked parking space pair be allocated to the same residential or commercial tenancy >

Reason: <effective operation of parking spaces> (DACTRGOG1)