

Traffic Engineer Referral Response

Application Number:	DA2021/2065
Date:	11/05/2022
Responsible Officer	
Land to be developed (Address):	Lot 2849 DP 822227 , 0 Market Lane MANLY NSW 2095

Officer comments

Comments on latest plans 11/5/22

The amended plans issue b dated 28/4/22 and the Response to Request for Additional Information dated 29/4/22 have been reviewed. Contrary to the statement in the Response to Request for Additional Information Market Place IS accessible by cars (and other motor vehicles). Access is required each day between 5am and 8am for delivery trucks and at other times as needed. While bollards are erected at 8am each day to prevent vehicular access, it is a frequent occurrence that these bollards are opened to provide vehicular access for necessary activities such as building maintenance, development works, works by council or utility authorities and, most importantly, access for emergency vehicles. While the predominant use of Market Lane is by pedestrians it is not merely a case of ensuring adequate space is available for pedestrian traffic.

While the amended plans are an improvement and it is noted that there are no fixed items which could not be moved to enable vehicular access when necessary such access is still reliant upon fences, tables and chairs or other items being moved to enable a vehicle potentially an emergency services vehicle to pass. To maximise ease of vehicular access and minimise the need to relocate moveable structures the eastern perimeter fence should be sited no less than 6m off the eastern property boundary of Market Lane. The 2.5m offset from the northern boundary is acceptable.

subject to a condition relating to the location of the eastern perimeter fence the amended plans are acceptable

Original comments 25/1/2022

General assessment comments:

The development application is for fitout and temporary use of part of Market Lane, Manly as a "pop up" wine bar. The EIS advises that the bar will cater for up to 200 persons with proposed hours of operation being 10am to 10:00pm (Sunday to Thursday) and 10pm to 10:30pm (Friday and Saturday) with a one hour period (from 9am) for set up each morning and a half hour pack up period at the end of each day. The development application is for a one year trial period with an option to extend for a further two years following successful completion of the trial.

It is noted that the revised information detailed in the MJC Group's response to submissions dated 20th December advises that the capacity has now been revised to cater for up to 120 persons with the hours of operation now proposed to be: Monday to Thursday (4pm-10pm), Friday (4pm-10:30pm), Saturday (12pm to 10:30pm) and Sunday (12pm-10pm).

The reduced capacity and hours of operation are preferred to those submitted in the original DA and assist in reducing the level of impact of the proposal there are however further concerns which have not

been adequately addressed in the provided material, these are detailed below:

Although bollards are opened for access to Market Lane and Sydney Road each day between 5am and 8am there are still periods when access is required outside of those hours eg for development works, maintenance and emergency services. There is concern that the proposed width of Market Lane that will remain trafficable will be insufficient. It is known that numerous kerbside dining leases have been issued for other premises fronting Market Lane, it is unclear how these lease areas are impacted by the development application, which leases will remain active and what widths of lane will remain trafficable once existing leases and this proposed DA are operational. Further details showing the dimensions of existing approved footpath leases and the remaining trafficable width of Market Lane once this DA is operational are required.

There is concern that the remaining width of Market Lane on the northern side of the pop up bar is insufficient to cater for vehicular access and will result in congested conditions for pedestrians. The clear width on the northern side should be increased to 3m to allow more space for pedestrian access, to allow for seating for premises not linked to the wine bar and to permit vehicular access if required.

On the eastern side of the pop up bar the presence of existing kerside dining leases and extended shop awnings reduces the effective width of the lane for trucks and other large vehicles. It is noted that some shop awnings extend approx 2.5m beyond the property frontage. A clear width of 6m between the property frontages on the eastern side of Market Lane and the pop up bar's fencing is considered necessary to ensure that adequate width remains available for emergency or maintenance vehicle access when required.

Market Lane has traditionally been a location where cyclists know that bicycle parking is available in high numbers. The pop up bar will remove access to a significant number of bicycle parking spaces that were previously sited under the library's external staircase. These will need to be relocated to an accessible location for cyclists which does not interfere with pedestrian or vehicular access to other parts of Market Lane. No information has been provided on where this bicycle parking will be re-sited.

Amended plans and information addressing the above concerns should be provided to enable further consideration to be given to the proposal.

The proposal is therefore unsupported.

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

Recommended Traffic Engineer Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

location of eastern perimeter fence

The eastern perimeter fence of the pop up bar is to be offset no less than 6m from the eastern boundary alignment of Market Lane. No seating or tables associated with the pop up bar are to be located outside of the perimeter fence

Reason: to ensure adequate space is available at all times for vehicular access including emergency services vehicles when necessary

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

Set up hours

That set up of tables and chairs not commence until after 9am on any day
Reason:to ensure access and egress for delivery vehicles to paved pedestrian mall areas is not prevented