

Traffic Engineer Referral Response

Application Number:	DA2019/0574
Responsible Officer	
Land to be developed (Address):	Lot CP SP 12989 , 19 - 23 The Corso MANLY NSW 2095

Officer comments

The proposed development is for a change of use from shop to pub. The change of use is unlikely to result in any appreciable increase in traffic generation when compared to the existing uses. It is also noted that both the existing and proposed uses provide for no offstreet parking or loading facilities. As the proposed change in use does not result in an increased parking requirement and as the provision of offstreet parking or loading facilities at this location would impact negatively on pedestrian amenity in the vicinity the lack of parking is not opposed in this instance.

It is noted that the application proposes to create a pedestrian entry from the Market Lane frontage of the site into the gaming lounge. The existing footpath on Market lane dips down at the rear of the site and for pedestrian safety and amenity reasons, particularly in view of the new pedestrian access proposed, the footpath should be reconstructed along the rear of the site at a continuous grade to link the existing footpath south of the site with the shared zone north of the site.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

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

submission of plans for reconstruction of Market Lane footpath

<that plans be submitted for approval by Council's Engineer showing how the footpath and drainage at the Market Lane frontage of the site will be reconstructed to provide a footpath at a continuous grade along the rear of the site>

Reason: <to improve pedestrian safety and amenity> (DACTRCPC1)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Implementation of Construction Traffic Management Plan

<All works and construction activities are to be undertaken in accordance with the approved Construction Traffic Management Plan (CTMP). All controls in the CTMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate RMS accreditation. Should the implementation or effectiveness of the CTMP be impacted by surrounding

major development not encompassed in the approved CTMP, the CTMP measures and controls are to be revised accordingly and submitted to Council for approval . A copy of the approved CTMP is to be kept onsite at all times and made available to the accredited certifier or Council on request.>

Reason: <to ensure the developer/builder adheres to the Construction Traffic Management procedures agreed and are held liable to the conditions of consent > (DACTREDW1)

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

footpath construction

<that the footpath be reconstructed along the Market Lane frontage of the site including any associated drainage adjustments in accordance with the approved footpath construction plans prior to occupation >

Reason: <pedestrian safety and amenity > (DACTRFPOC1)