

Traffic Engineer Referral Response

Application Number:	Mod2020/0232
Date:	23/09/2020
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 76807 , 29 - 33 Pittwater Road MANLY NSW 2095

Officer comments

The application seeks the following significant architectural amendments;

Ground Floor:

The shop area at the front of the property has increased from 128m² to 133m² and the commercial space has also increased from 105m² to 109m².

First Floor:

The Gross Floor Area (GFA) at this level has reduced slightly from 601m² to 594m². This is due to the 'new' stair in the south east corner which provides access directly into the Gym.

Second Floor:

Bedroom 19 added, with communal laundry maintained and re-planned.

The GFA at this level has increased from 536m² to 548m². This is due to the removal of one lift and the more efficient arrangement of the stairs & new lift.

The overall height of the approved development and the general external configuration remains consistent with the approved development originally considered by Council in its determination of DA2019/0083.

As such, no objections are raised to the proposed alterations/additions.

The proposal is therefore supported.

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

Recommended Traffic Engineer Conditions:

Nil.