

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2025/0155
<b>Proposed Development:</b>	Use of premises as a take away food and drink premises including alterations and additions and signage
<b>Date:</b>	09/04/2025
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 1 SP 67337 , 1 / 63 - 67 The Corso MANLY NSW 2095

### Officer comments

**Proposal description:** Use of premises as a takeaway food and drink premises, including alterations and additions and signage

The proposal is for the alteration of the existing site to accommodate the Get Sashimi Takeaway Restaurant.

The proposed hours of operation are from 6 AM to 10 PM, seven days a week. The estimated number of staff is between 5 and 10. The maximum seating capacity proposed is 4 on the ground level and 16 on the mezzanine level, totalling 20 seats.

The land is zoned E1 Local Centre under Manly Local Environmental Plan 2013 (LEP). One of the objectives of the zone is to maximise public transport patronage and encourage walking and cycling. The Traffic and Parking Assessment (Ref: 25023, Issue A), prepared by ttpa in February 2025, along with the Master Set of plans created by LITECO STUDIO on April 7, 2025, the Plan of Management drafted by LITECO STUDIO on November 21, 2024, and the Statement of Environmental Effects (SEE) for project No. 2024048, prepared by Hamptons, have all been reviewed by the Traffic team. Development consent was granted for Alterations and additions to a commercial premise (DA2023/0849) by Council on 22 November 2023. Consent was granted for the approved plans and waste management plan and provided a series of conditions in relation to the construction of the works within the building. The consent also imposed two relevant conditions of consent for Retail Tenancy 02 (the subject of this application), being

- use of the premises being permitted for a shop only such that any use beyond a shop requires a new development application to Council (Condition 4), and
- a limitation on trading hours between 6:00am and 10:00pm, Monday to Sunday (Condition 26).

### Parking rates/requirements:

- The proposal does not contain any car spaces, discouraging private car use and encouraging active and public transport.
- The site is located within the Manly local commercial centre and has excellent access to public transport. Bus stops and the ferry wharf are located within close walking distance. Therefore, the Council considers exceptions to the parking rate/requirements required in the DCP for the proposal, allowing future customers of the Sashimi Takeaway Restaurant to visit without the need for car parking.
- Loading bays must be provided in sufficient numbers to meet anticipated demand. This demand is related to the total amount of floor space, the intensity of use and the nature of

the activity. The proposal is not expected to require deliveries in large quantities, rendering a loading bay unnecessary.

- According to the Plan of Management report, delivery vehicles will use the on-street loading and parking spaces available along Market Lane, Sydney Road, and Central Avenue, as per the current arrangement. Staff will transport all generated waste to the existing waste storage room using mobile devices. The traffic report also indicates that if service vehicles need access to the site, they can park in the empty bus bays or in the designated light vehicle parking areas, consistent with existing conditions.

#### **Traffic and pedestrian impacts:**

- The existing signage will be removed and replaced with the proposed one. The installation of the proposed signage would comply with the 2.5m clearance from the ground and would be outside the clear zone to any road users/infrastructure. No safety concern is expected to be imposed by the proposed signage.
- During the installation of the proposed signage, there would be some impacts on pedestrian and cyclist activity in the vicinity of the proposal. This needs to be detailed in the Construction Traffic Management Plan (CTMP).

#### **Conclusion**

The traffic team has no objection to the proposal in principle, and it can be supported subject to conditions regarding the preparation and implementation of a Construction Traffic Management Plan.

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:**

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

#### **Construction Traffic Management Plan**

a Construction Traffic Management Plan (CTMP) and report shall be prepared by an RMS accredited person and submitted to and approved by the Northern Beaches Council Traffic Team prior to commencement of works. The CTMP to detail how impacts on pedestrian and cyclist safety and amenity will be managed during the installation of the signage.

The CTMP shall be prepared in accordance with relevant sections of Australian Standard 1742 – “Manual of Uniform Traffic Control Devices”, RMS’ Manual – “Traffic Control at Work Sites”.

All fees and charges associated with the review of this plan is to be in accordance with Council’s Schedule of Fees and Charges and are to be paid at the time that the Construction Traffic Management Plan is submitted.

Reason: <to ensure pedestrian and cyclist safety are appropriately managed> (DACTRDPC1)

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

**During the course of demolition and building works**

All construction vehicles associated with the development must obtain a permit from Council on a daily basis, for access into pedestrian only areas. E.g. The Corso and Sydney Road Plaza.

Reason: To manage and minimise disruption to the area.

**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 TfNSW 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 Council on request.

Reason: To ensure compliance of the developer/builder in adhering to the Construction Traffic Management procedures agreed and are held liable to the conditions of consent.

**ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES****Deliveries and waste service collections**

Deliveries and waste service collections shall only occur after 6am and prior to 10pm on any day.

Reason: Reason: To minimise the impacts of noise on neighbouring premises.

**Hours of Operation - Shop (Retail 02)**

The hours of operation for the Shop (Retail 02) are to be restricted to:

- Monday to Sunday – 6am - 10pm.

Upon expiration of the permitted hours, all service (and entertainment) shall immediately cease, no patrons shall be permitted entry and all customers on the premises shall be required to leave within the following 30 minutes.

Reason: Information to ensure that amenity of the surrounding locality is maintained.