

# **Proposed Alterations and Additions**

## **70 The Corso, Manly**

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### **Construction Traffic Management Plan**

Ref: 018/2021  
Date: February 2021  
Issue: A

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## 1.0 Introduction

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A Development Application has been approved by Northern Beaches Council for the proposed upgrade of the existing mixed-use building at 70 The Corso, Manly (Figure 1).

This report has been prepared in satisfaction of Consent Condition № 14 of DA2019/0351 which requires submission of a Construction Traffic Management Plan as part of the Construction Certificate documentation.

This CTMP has been prepared by an engineer who holds the Roads and Maritime Services Prepare a Work Zone Traffic Management Plan accreditation, detailed as follows:

Lachlan Ellson

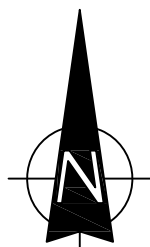
Certificate No: 0052125163

Expiry Date: 28/08/2022





## LEGEND



## LOCATION

**FIG 1**

## 2.0 Proposed Development Scheme

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### 2.1 Site, Context and Existing Circumstances

The site (Figure 2) is Lot B in DP321706 which occupies a rectangularly shaped area of some 224m<sup>2</sup> with frontages to the southern side of The Corso and the northern side of Rialto Lane. The surrounding uses comprise:

- ❖ the adjoining sites make up part of the retail/commercial 'strip'
- ❖ Manly Beach to the east
- ❖ the Ferry Wharf and Bus interchange located to the south-west

There is an existing older style 2 level mixed-use building on this site which was formerly a commercial premise with ground-floor retail.

### 2.2 Proposed Development

It is proposed to upgrade the existing building while revitalising the heritage-listed façade. the envisaged works comprise:

#### **External Works**

- Partial demolition and extension of building to Rialto Lane
- Restoration of retained sections
- Installation of skylights
- Providing undercover car parking spaces

#### **Internal Works**

- Removal/rearrangement of walls
- Fitout of office and retails spaces
- Painting & soft furnishings
- Installation of new kitchen and amenities





**LEGEND**



**SITE**

**FIG 2**



Details of the proposed development works are provided on the plans, which are reproduced in part in Appendix A.

## 2.3 Construction Program

A process has been established for the completion of the various work processes as follows:

Set up & Demolition	4 weeks
Construction	16 weeks
Fitout	4 weeks
<b>Total:</b>	<b>24 weeks</b>

## 2.4 Construction Process

The construction process will benefit from the common ownership of the adjoining property to the east which will enable shared cooperative use of the laneway frontage.

### Setup and Demolition

Demolition of some existing building elements will be proceeded by the erection of A-Class perimeter fencing with gates provided at the southern boundary. The base of the fencing will be fitted with poly woven silt bags as sedimentary control when wet. The demolition process will take some 4 weeks to complete using 8.8m Medium Rigid Vehicles (MRV) with an average of 2 – 3 visitations per week. Waste material will be stored in skip bins located in the storage area with access provided on the Rialto Lane frontage.

### Construction

The construction will be the process of longest duration (approximately 16 weeks) and the peak activity involves 6 – 8 workers on the site at any one time.

Whilst the activity on the site will be more intense during this period the movement of vehicles will reduce to an average of around 2 – 3 visitations per day with more during the 2 concrete pours. Workers will be encouraged at all times to utilise the highly



## Transport and Traffic Planning Associates

accessible public transport system which exists in the vicinity of the site or alternatively to carpool wherever possible.

The provision for loading/unloading for this process will involve 8.8m MRV units standing on the Works Zone with all materials to be unloaded and stored within the site.

## Fit-out

The fit-out process will take some 4 weeks, with the largest vehicles being a 6.4m Small Rigid Vehicle (SRV). Deliveries will occur with trucks standing on the Works Zone or delivery through the new undercover spaces for small items.

## 3.0 Road Network and Traffic Conditions

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### 3.1 Road Network

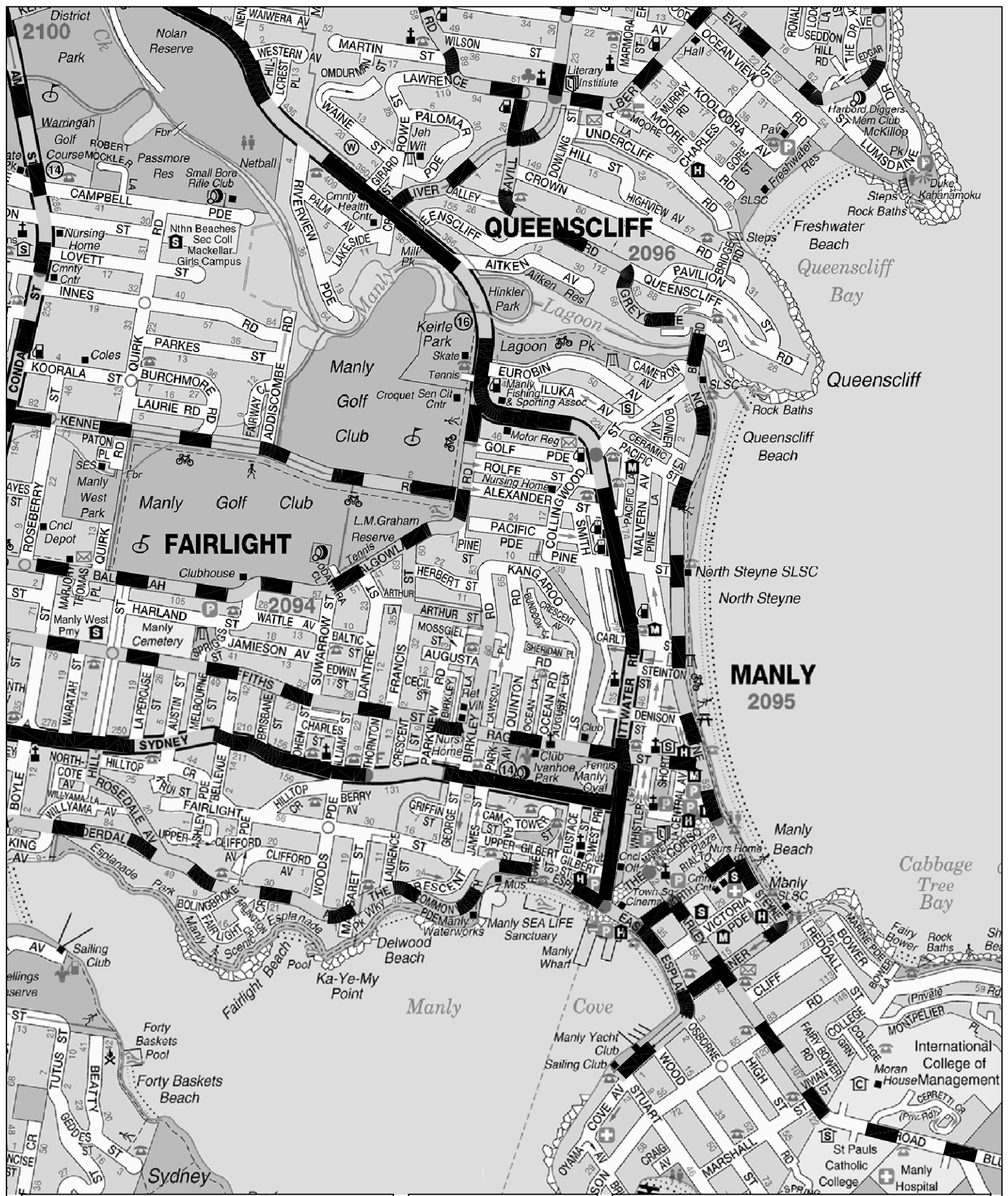
The road network serving the site (Figure 3) comprises:

- ❖ *Pittwater Road / Belgrave Street* – a State Road and arterial route linking between Manly and Mona Vale
- ❖ *Sydney Road* – a State Road and sub-arterial road route linking between Manly and Balgowlah (local road east of Belgrave Street)
- ❖ *North Steyne / South Steyne* – a Regional Road and part of a collector route connecting between Manly and Queenscliffe
- ❖ *Wentworth Street / East Esplanade* – a collector route connecting between Manly Beach and Manly Cove




### 3.2 Traffic Controls

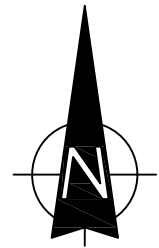
The existing traffic controls, which have been applied to the road system serving the site (Figure 4), comprise:

- ❖ the traffic signals at the:
  - South Steyne and The Corso
  - Wentworth Street and Darley Road
  - The Corso and Darley Road
  - East Esplanade and Wentworth Street
- ❖ the roundabout at Darley Road and Victoria Parade
- ❖ the 1P restrictions along Victoria Parade and The Corso
- ❖ The cycleway running along the Wentworth Street



**LEGEND**

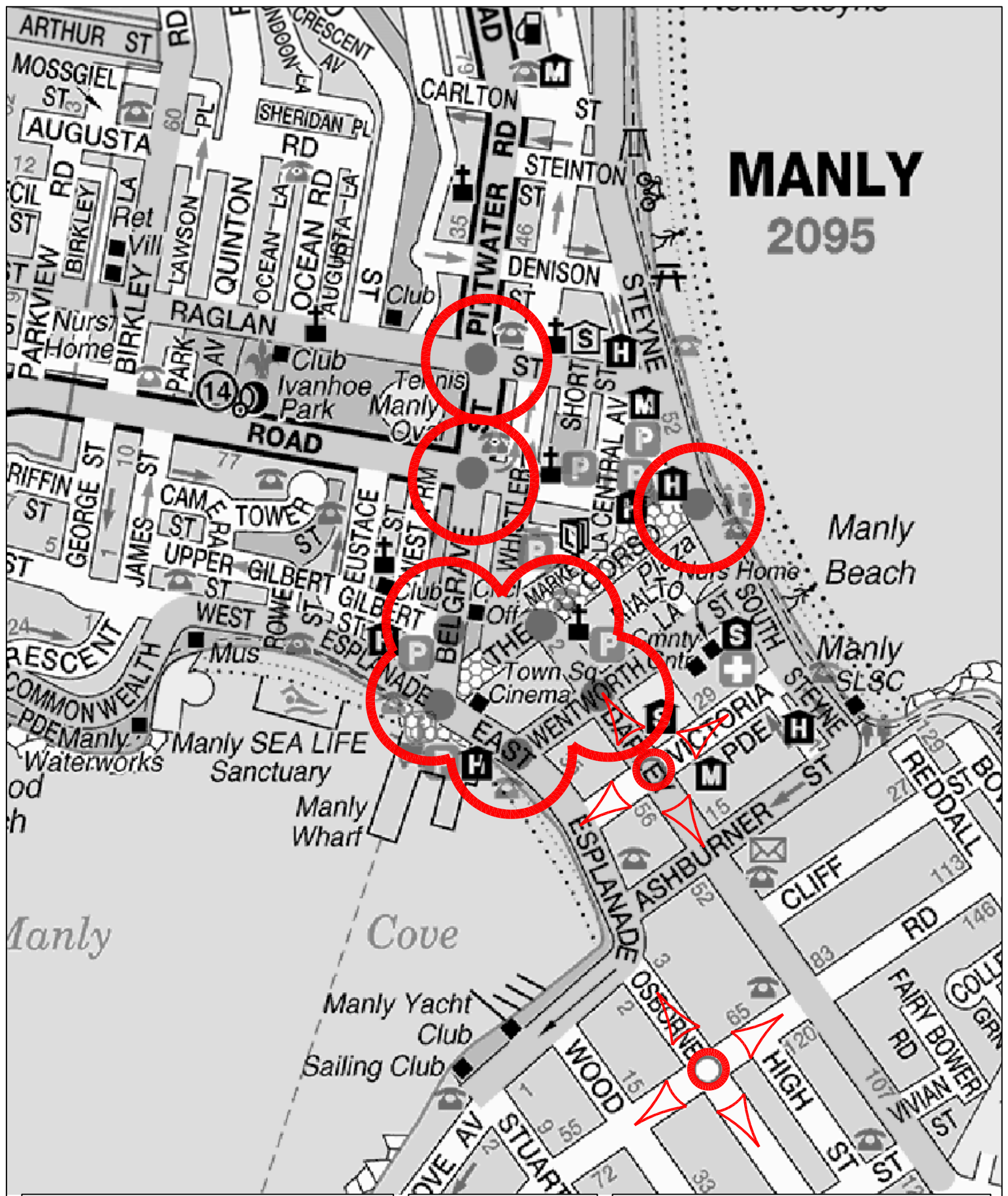
-  **ARTERIAL**
-  **SUB-ARTERIAL**
-  **COLLECTOR**



**ROAD NETWORK**

**FIG 3**






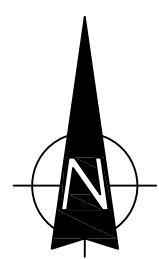


# MANLY

## 2095

### LEGEND

-  TRAFFIC SIGNAL CONTROL
-  ROUNDABOUT
-  RESTRICTED TURNING MOVEMENT



### TRAFFIC CONTROLS

FIG 4

- ❖ The 'Keep Clear' zone at the east access of Rialto Lane onto Wentworth Street
- ❖ the 50kmph speed restriction on the collector and local access roads in the vicinity of the site with the 40kmph school zone restriction along Wentworth Street and Darley Road

### **3.3 Traffic Conditions**

The traffic movements along Wentworth Street and the East Esplanade are relatively minor even during the AM and PM peak periods.

Traffic conditions in the vicinity of the site are generally satisfactory with a high level of control provided by the numerous traffic signals which provide for vehicle access and pedestrian crossing movements.

### **3.4 Transport Services**

There are convenient public transport services in the vicinity of the site, including bus and ferry services (Appendix B details). These frequent high capacity services provide connections to the City, the rail network, other bus services and the surrounding residential areas. It is apparent that the site is conveniently located to take advantage of those frequent high capacity transport services.

## 4.0 Proposed Construction Traffic Management

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### 4.1 Construction Vehicle Route

Truck movements associated with the demolition and construction processes will approach and depart the site along Wentworth Street and the East Esplanade as indicated in Figure 5.

### 4.2 Truck Movements

The envisaged construction vehicle arrivals will be:

Setup & Demolition	1 – 2 per week
Construction & Fitout	2 – 4 per week

Trucks arrivals will be managed to be staggered, and there will be no queuing/standing on public roads in the vicinity of the site.

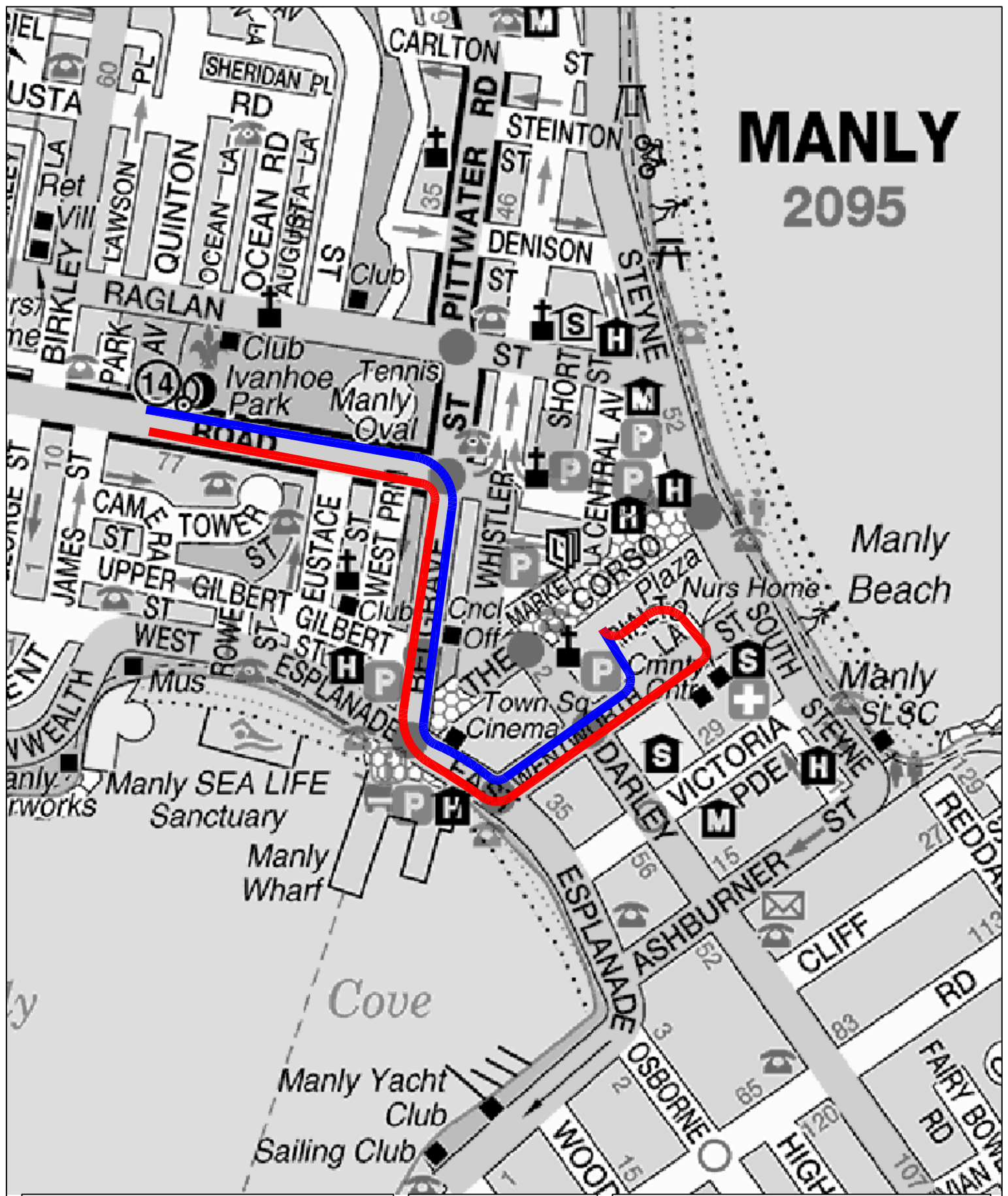
### 4.3 Other General Requirements for Trucks

All drivers of vehicles transporting loose materials will be required to ensure the entire load is covered using a tarpaulin or similar impervious material. The driver of all vehicles /machinery will need to take all precautions to prevent any excess dust or dirt particles depositing onto the roadway during travel to and from the site. The respective trades will be inducted by the head contractor into the above procedures and monitor all trucks entering and exiting the site to ensure the procedures are met.

The contractor will be required to monitor the roadways leading to and from the site regularly and take all necessary steps to rectify any dirt tracking or spills caused by site vehicles.

Vehicles travelling to and from the site shall not create unreasonable or unnecessary noise or vibration to minimise interference to adjoining building operations. Public



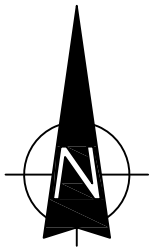


# MANLY

## 2095

### LEGEND

-  ARRIVAL
-  DEPARTURE



### TRUCK ROUTES

FIG 5

roads and access points will not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances. All deliveries and works will be carried out at the designated Works Zone and within site boundaries. If there is a requirement to operate any material handling machinery on public access roads, the contractor will be required to seek separate Council/Police/RMS/ Buses approval prior to the works.

## 4.4 Construction Hours

The approved hours of construction activity will be:

7.00am – 5.00pm	Monday to Friday
7.00am – 1.00pm	Saturday
No work	Sunday and public holidays

## 4.5 Works Zone

A Works Zone will be required on Rialto Lane during the construction. A separate application for the Works Zone will be submitted as required for approval from Council prior to the construction works. Delivery vehicles will utilise this space with all materials to be loaded/unloaded directly to and from the site. Concrete trucks and pumps will also utilise the space during concrete pours. It is noted that the Works Zone will extend onto the neighbouring frontage, where the tenants will be notified in advance of the works.

## 4.6 Cranage and Materials Handling

Materials will be loaded and unloaded directly by hand with no storage on the footway or roadway. Waste materials will be accommodated by skip bins, while deliveries will have designated storage areas. All concrete pours will be conducted from Rialto Lane, managed by authorised traffic controllers. A site crane will not be required however, larger deliveries will involve trucks with an onboard crane.

## 4.7 Site Induction

All workers and visitors on the site will be subject to a formal 'site induction' process and all the inductions will be performed specific to each trade according to Workcover

OH & S requirements and will include instruction in regard to the requirements of the CTMP and specified construction vehicle routes.

## 4.8 Traffic Control Plans

The TCP presents the principles of traffic management, with the detailed information for worksite operations is contained in the Roads and Maritime Services Traffic Control at Work Sites Technical Manual Version 5.0 dated 27 July 2018. The control of traffic at work sites must be undertaken with reference to WorkCover requirements and the contractor's Workplace Health and Safety Manuals.

The TCPs prepared by a Certified Traffic Controller (under RMS regulations) in accordance with Australian Standards 1742.3, are reproduced in Appendix C.

## 4.9 Pedestrian Management

A Class Fencing will protect pedestrians walking on the existing footpath from The Corso, through Railto Lane to Wentworth Street in the vicinity of the works.

RMS accredited traffic controller will supervise all vehicle movements accessing the Works Zone and manage materials movements from the Works Zone into and out of the site with pedestrians retaining right of way at all times.

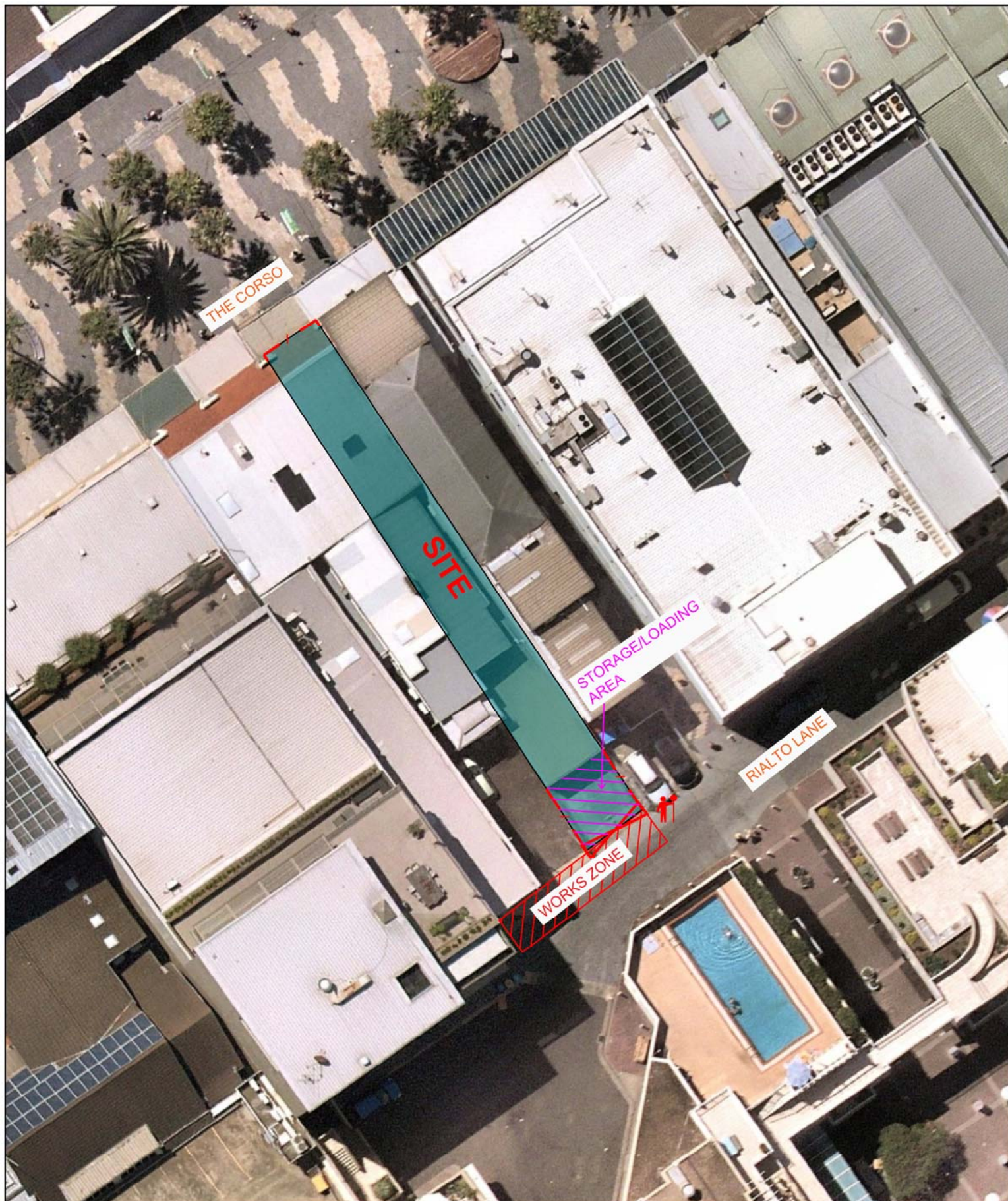
## 4.10 Traffic Management Plan

The principle elements of the traffic action plan (Figure 6) are:

- ❖ WORKS ZONE
- ❖ A Class fencing
- ❖ traffic controllers
- ❖ loading/storage area

These elements are indicated on Figure 6.





# LEGEND

 A CLASS FENCING

 SITE ACCESS

 RMS CERTIFIED  
TRAFFIC  
CONTROLLER



## TRAFFIC MANAGEMENT PLAN

**FIG 6**



## 4.11 Public Notification

The contractor would provide notification letters a minimum 14 days notification, under the approval of Council, that would be delivered to adjoining property owners to advise the timeframes for completion of each phase of development/construction process. Similar notifications should also be provided prior to the implementation of any temporary traffic control measure.

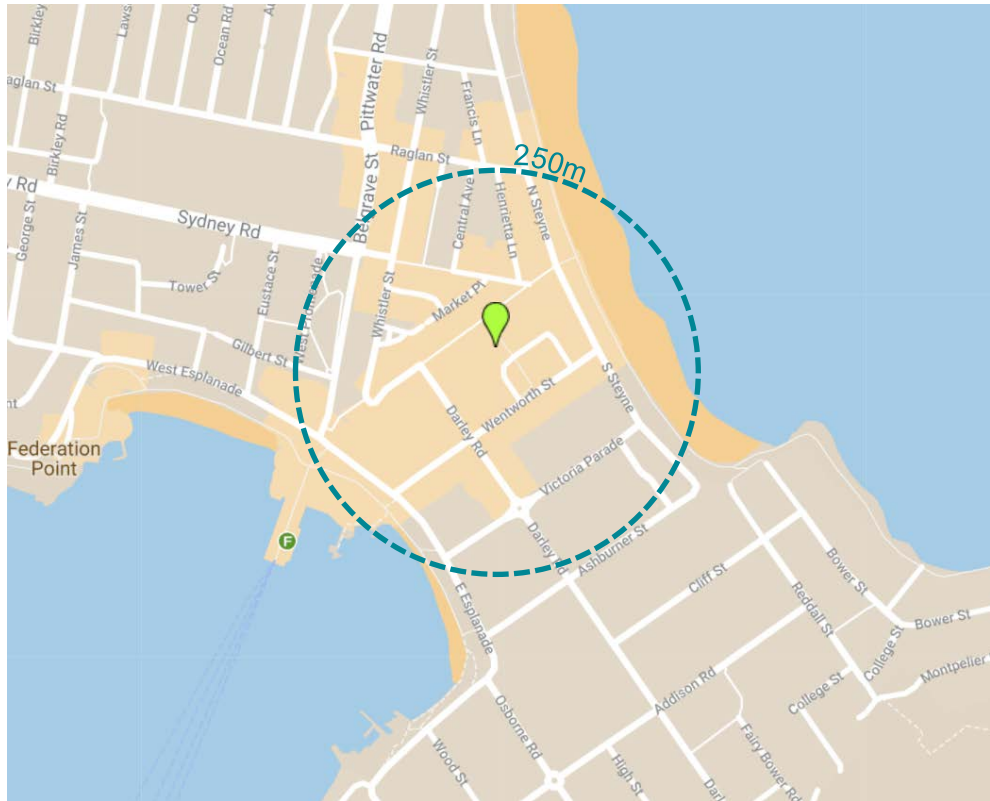
## 4.12 Road Serviceability

The contractor will be responsible for ensuring that the roads and footpaths along Rialto Lane and Wentworth Street remain in clean and serviceable states during the construction. The contractor will undertake remedial treatments such as patching at the direction and at no cost of Council.

## 4.13 Surrounding Development Consultation

Consideration of the combined construction activities of other development in the surrounding area must be given. Developers undertaking major development works within a 250m radius of the subject site (as shown below) are to ensure that appropriate measures are in place to prevent the combined impact of construction activities, such as (but not limited to) concrete pours, crane lifts and dump truck routes. These communications must be documented and submitted to Council prior to work commencing on site.

## Transport and Traffic Planning Associates



Source: Google My Maps



## Appendix A

### Development Plans







PROPOSED ALTERATIONS & ADDITIONS  
AT No. 70 THE CORSO

**urbaine**  
ARCHITECTURE[illegible]

job number:
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## EXISTING EXTERIOR ELEVATIONS

**A006**





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checked by:	
drawn by:	
date issued:	
job number:	

sheet title:

**PROPOSED  
EXTERIOR  
ELEVATIONS**

sheet number:

# A010

**project title:**

PROPOSED ALTERATIONS & ADDITIONS  
AT No. 70 THE CORSO  
FOR PATRICK'S VARIETY STORE

**urbaine**  
ARCHITECTURE

entaine Pty Ltd., 6/15, The Corso, Manly, NSW 2095. Tel. 02 8355 6770











before

after

photomontage views of development from rialto lane

project title:

project title:  
**PROPOSED ALTERATIONS & ADDITIONS  
AT No. 70 THE CORSO**

# urbaine

ACKNOWLEDGEMENTS

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## Appendix B

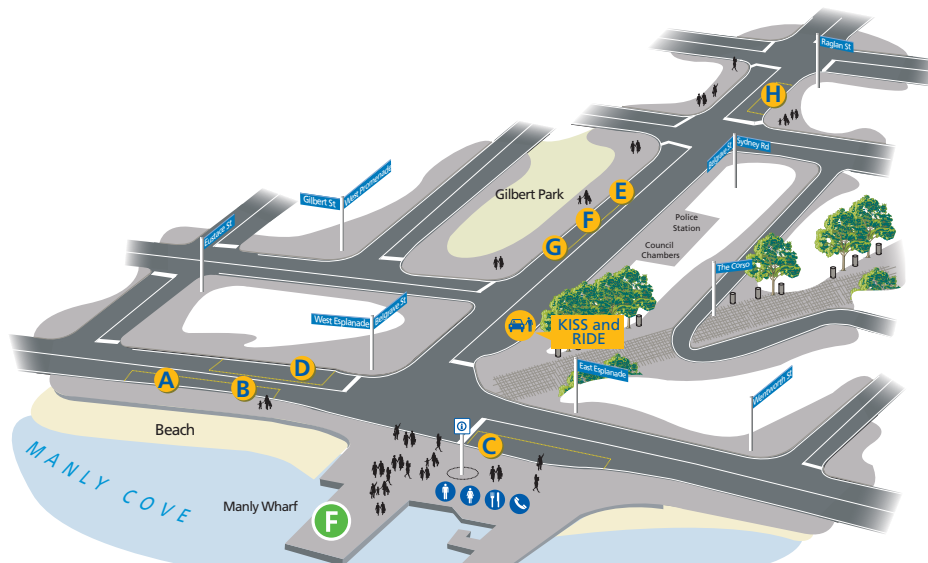
### Transport Services





# Manly Wharf Service Information

## ► Departure Guide

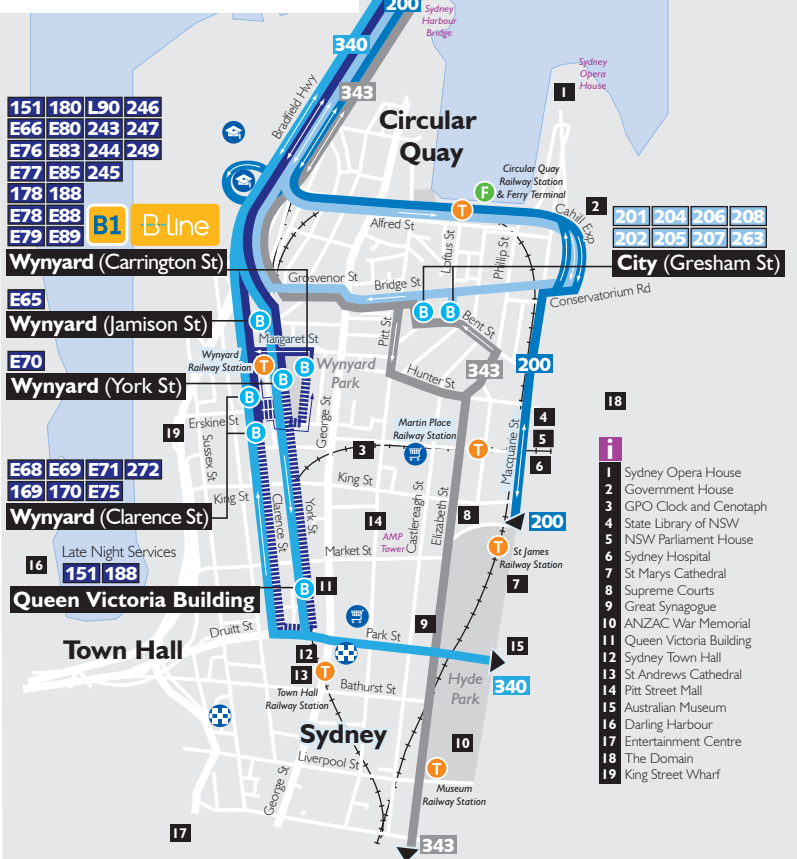


Stand	A	B	C	D	E	F	G	H
	132 E71	143 144	136 139 135	135 to North Head.	E70	142 E50	146 158 159 169 199	151 to City.
							151 to Mona Vale.	



# State Transit Northern Beaches & Lower North Shore

## Sydney CBD Bus Service Inset



State Transit Services  
do not operate in  
this area.

Please call 131 500  
for information.

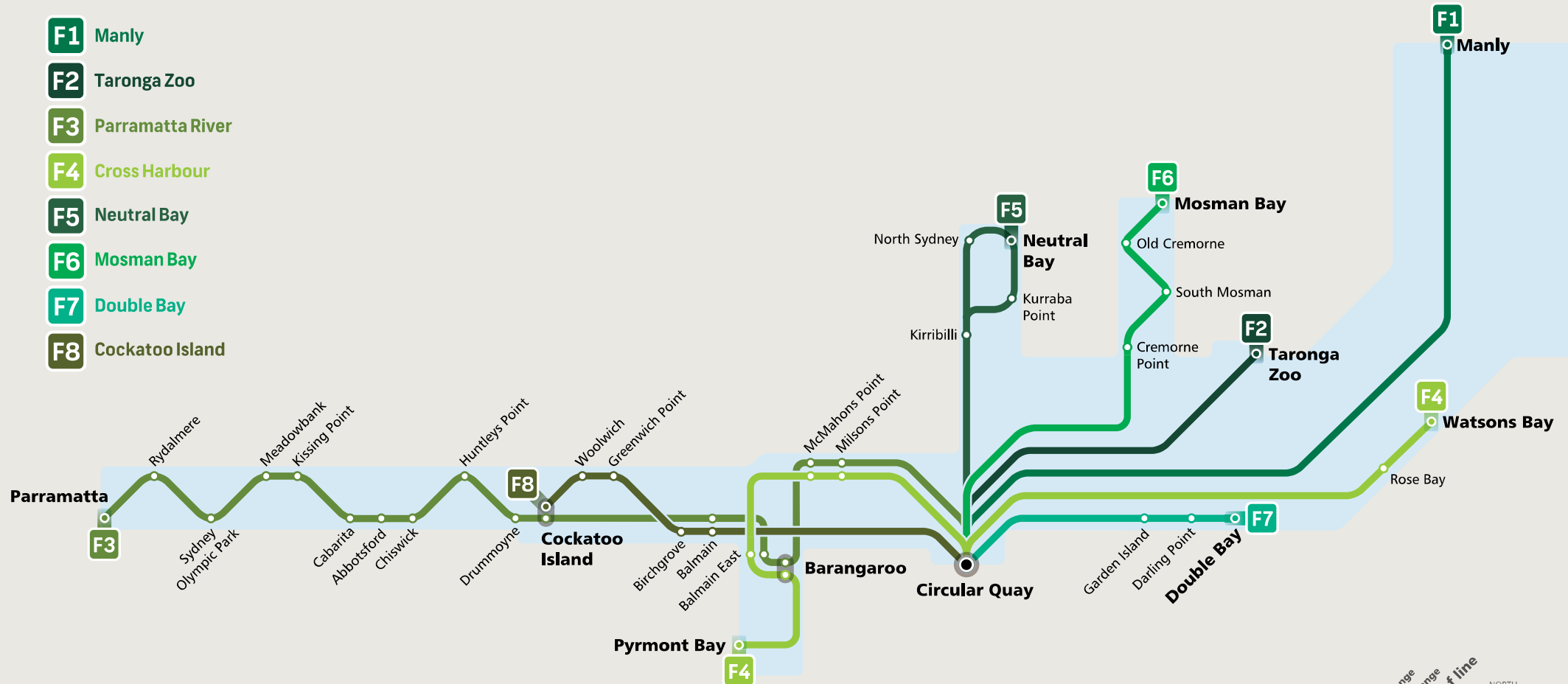




# Sydney Ferries Network



- F1** Manly
- F2** Taronga Zoo
- F3** Parramatta River
- F4** Cross Harbour
- F5** Neutral Bay
- F6** Mosman Bay
- F7** Double Bay
- F8** Cockatoo Island



Check timetables and trip planners  
for ferry services and connections

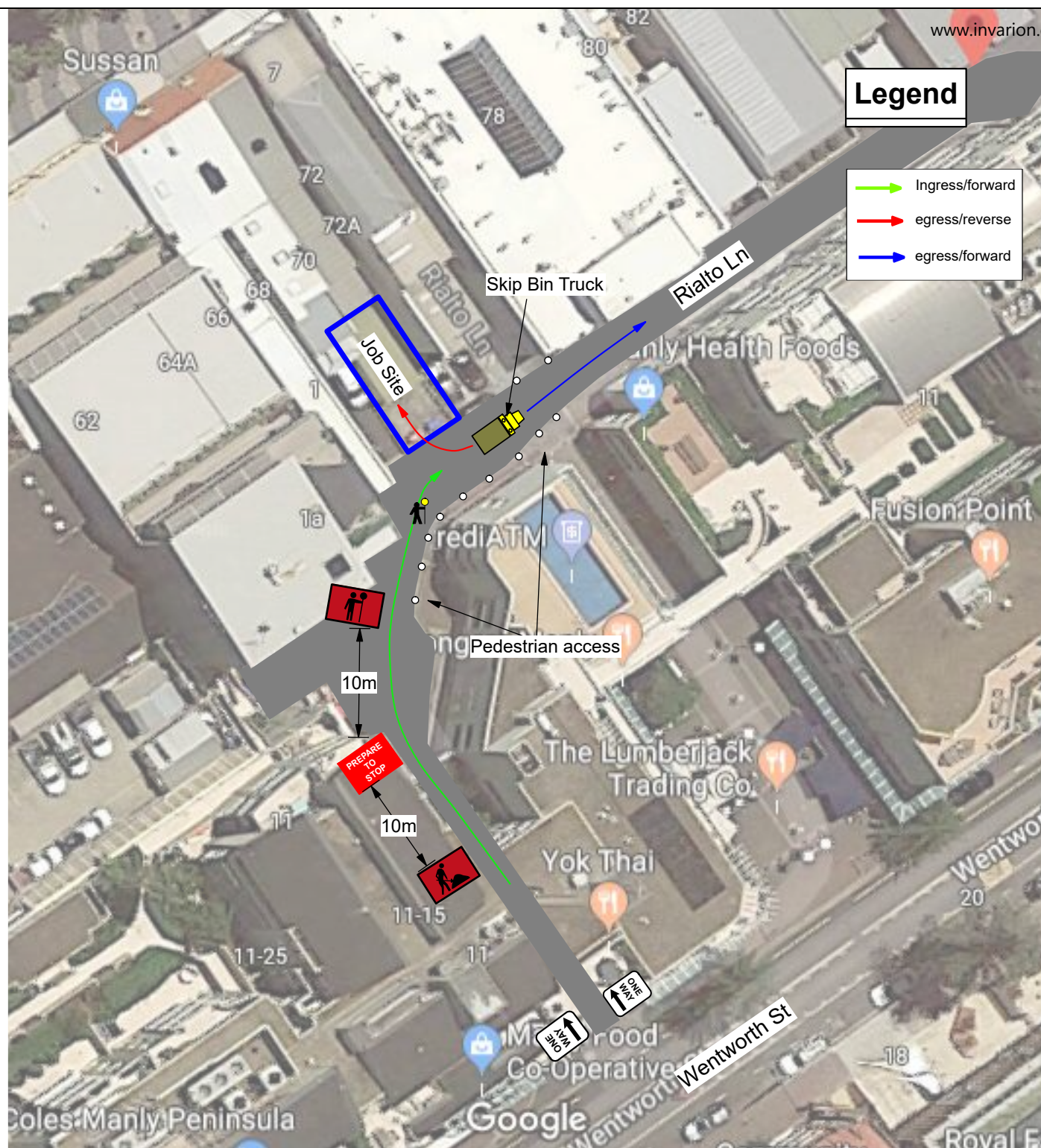
Visit [transportnsw.info](http://transportnsw.info)



## Appendix C

### Traffic Control Plans

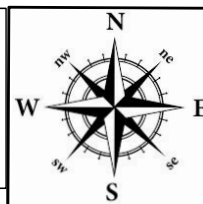
## Legend



Signs		Approximate Speed Of Traffic Km/h	Recommended Taper Length In Meters		
Size	A		Traffic Control At Beginning Of Taper	Lateral Shift Taper	Merge Taper
Spacing	D	45 Or Less	15	0	15
		46 - 55	15	15	30
		56 - 65	30	30	60
Advance warning area to transition area.	D	66 - 75	N/A	70	115
		76 - 85	N/A	80	130
D = Speed Limit (In Meters)		86 - 95	N/A	90	145
		96 - 105	N/A	100	160
		Greater than 105	N/A	110	180

## NOTES:

1. ALL SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH RMS "TRAFFIC CONTROL AT WORKSITES" MANUAL AND AS1742.3.
2. ALL SIGNAGE AND DELINEATION MUST BE INSTALLED BY RMS CERTIFIED TRAFFIC CONTROLLER(S) ONLY.




**Date:** 23/10/2019 **Author:** Richard Rahme **Project:** 70 The Corso, Manly NSW 2095  
**Client:** Northern Building **Ticket Number:** 0036448463 **TCP No.:** 0001 Skip Bin  
**SCALE:** NOT TO SCALE

**Comments:**

Skip Bin truck entry and exit of 70 The Corso, Manly (via Rialto Ln). Traffic Controller to stop traffic while skip bin truck is to reverse into site access for loading and unloading of skip bin.  
NOTE: Be Safe Traffic Control Pty Ltd take no responsibility for the use or execution of this TCP unless implemented by a Be Safe traffic Control Pty Ltd representative.



 **Transport  
Roads & Maritime  
Services**

**Prepare a Work Zone  
Traffic Management Plan**  
Card No. 0036448463

This qualification enables you to prepare Traffic Management Plans and conduct inspections of Traffic Management Plans.

RICHARD  
RAHME

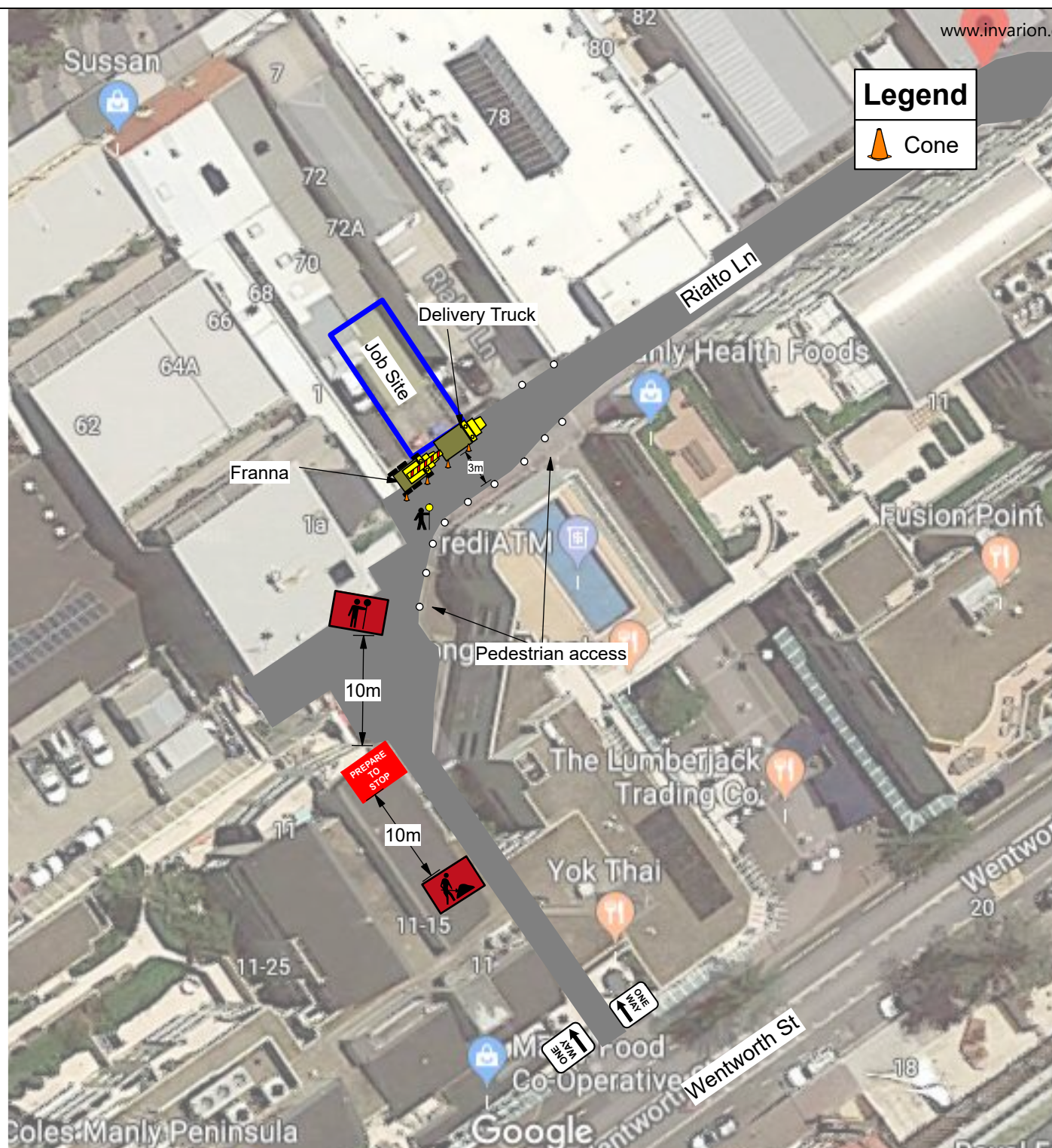
Expiry Date:  
09/12/2019



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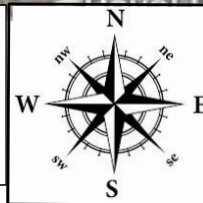




Signs		Approximate Speed Of Traffic Km/h	Recommended Taper Length In Meters		
Size	A	45 Or Less	Traffic Control At Beginning Of Taper	Lateral Shift Taper	Merge Taper
Spacing	D	46 - 55	15	15	30
Advance warning area to transition area.	D	56 - 65	30	30	60
D = Speed Limit (in Meters)		66 - 75	N/A	70	115
Class 2 reflective signs required for Day and Class 1 reflective signs for night.		76 - 85	N/A	80	130
		86 - 95	N/A	90	145
		96 - 105	N/A	100	160
		Greater than 105	N/A	110	180

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2. ALL SIGNAGE AND DELINEATION MUST BE INSTALLED BY RMS CERTIFIED TRAFFIC CONTROLLER(S) ONLY.



**Date:** 23/10/2019 **Author:** Richard Rahme **Project:** 70 The Corso, Manly NSW 2095  
**Client:** Northern Building **Ticket Number:** 0036448463 **TCP No.:** 0002 Franner  
**SCALE:** NOT TO SCALE

**Comments:**

Franna and truck with flat bed to park adjacent 70 The Corso, Manly (Rialto Ln). Traffic Controller to stop traffic during lifts only. Minimum 3 m width of road must be maintained at all times for vehicles to pass.

NOTE: Be Safe Traffic Control Pty Ltd take no responsibility for the use or execution of this TCP unless implemented by a Be Safe traffic Control Pty Ltd representative.



Prepare a Work Zone Traffic Management Plan  
 Card No. 0036448463

This qualification enables you to prepare Traffic Management Plans and conduct inspections on Traffic Management Plans.

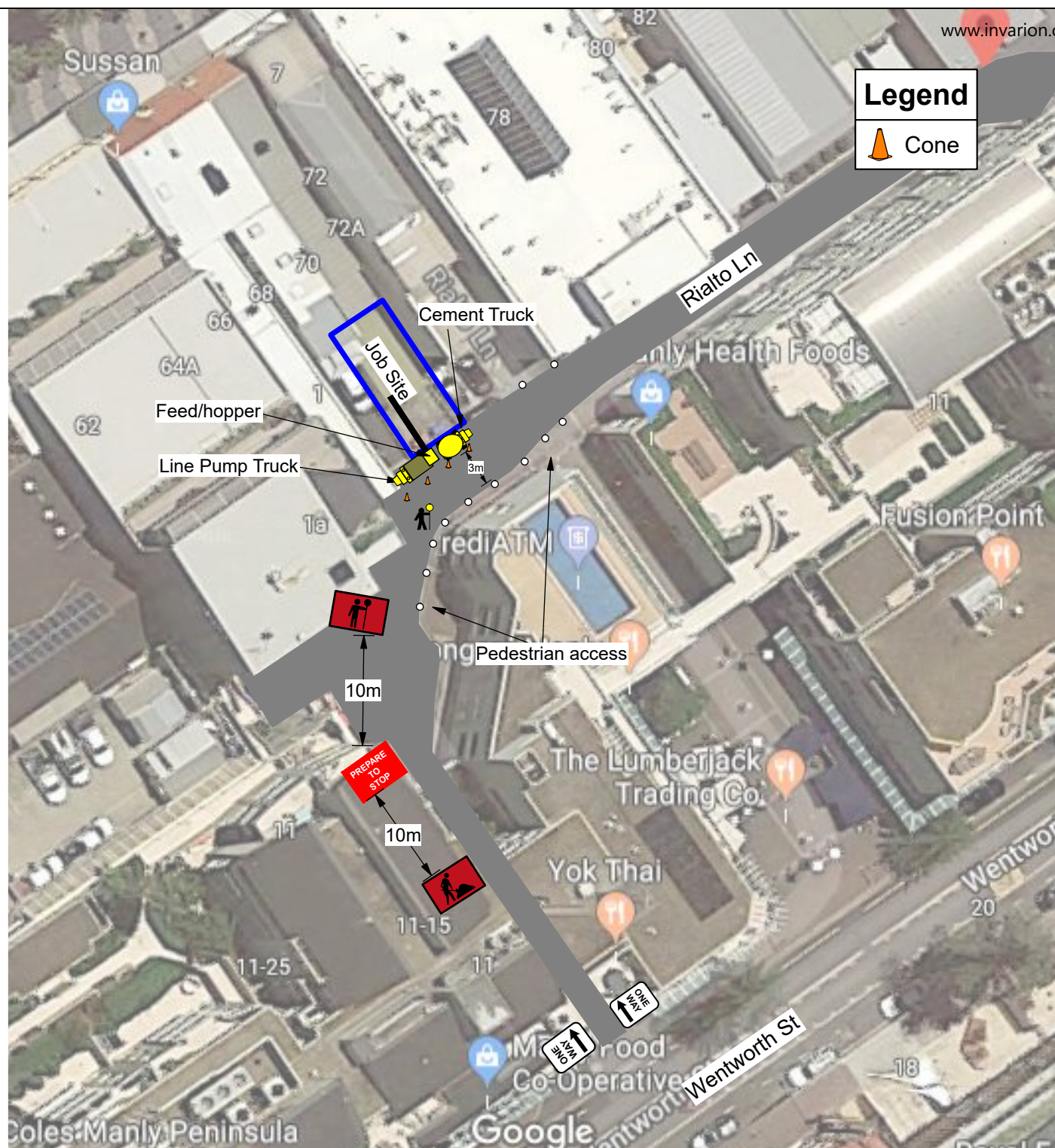
**RICHARD RAHME**

Expiry Date:  
09/12/2019



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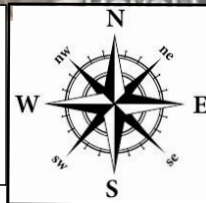




Signs		Approximate Speed Of Traffic Km/h	Recommended Taper Length In Meters		
Size	A	45 Or Less	Traffic Control At Beginning Of Taper	Lateral Shift Taper	Merge Taper
Spacing	D	46 - 55	15	15	30
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D = Speed Limit (In Meters)		76 - 85	N/A	80	130
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Class 2 reflective signs required for Day and Class 1 reflective signs for night.		96 - 105	N/A	100	160
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2. ALL SIGNAGE AND DELINEATION MUST BE INSTALLED BY RMS CERTIFIED TRAFFIC CONTROLLER(S) ONLY.



**Date:** 23/10/2019 **Author:** Richard Rahme **Project:** 70 The Corso, Manly NSW 2095  
**Client:** Northern Building **Ticket Number:** 0036448463 **TCP No.:** 0003 Concrete Pour  
**SCALE:** NOT TO SCALE

**Comments:**

Concrete pour (single feed line pump), adjacent 70 The Corso, Manly (Rialto Ln). Traffic Controller to stop traffic when cement truck is to reverse onto feed only. Minimum 3 m width of road must be maintained at all times for vehicles to pass.

NOTE: Be Safe Traffic Control Pty Ltd take no responsibility for the use or execution of this TCP unless implemented by a Be Safe traffic Control Pty Ltd representative.



Prepare a Work Zone Traffic Management Plan  
 Card No. 0036448463

This qualification enables you to prepare Traffic Management Plans and conduct inspections on Traffic Management Plans.

**RICHARD RAHME**  
 Expiry Date:  
 09/12/2019



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