

Urban Design Referral Response

Application Number:	DA2021/2065
Date:	04/11/2021
To:	Penny Wood
Land to be developed (Address):	Lot 2849 DP 822227 , 0 Market Lane MANLY NSW 2095

Officer comments

In general, Urban Design are supportive of some outdoor dining, however the proposal would need to address the following issues before it could be supported:

1. The proposal needs to comply with the Northern Beaches Public Space Vision & Design Guide, and the Outdoor Dining and Footpath Merchandise Guide.
2. This area has high pedestrian traffic. The pedestrian access route along the north side of Market Lane is a long narrow route and a bollard is located in the narrow route impeding the way of pedestrians. The clear width of circulation area to the north side should be increased to a minimum of 3m to ameliorate any overcrowding and queuing, particularly given the increased need for physical distancing in the Covid era. The application also hasn't addressed DDA and how people with a disability can use this route.
3. The Outdoor Dining and Footpath Merchandise Guide notes maintaining a 2m clearance from trees and this is something that the Landscape Unit may wish to comment on.
4. The proposal encroaches on a bollarded area to the east near Manly Library and the Traffic and Assets unit may wish to comment on the maintenance of any emergency and utility vehicular access arrangements.

The proposal is therefore unsupported.

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

Recommended Heritage Advisor Conditions:

Nil.