

Traffic Engineer Referral Response

Application Number:	Mod2024/0419
Proposed Development:	Modification of Development Consent DA2022/1164 granted for Demolition and construction of a commercial building
Date:	17/10/2024
Responsible Officer	
Land to be developed (Address):	Lot B DP 102407 , 43 - 45 North Steyne MANLY NSW 2095 Lot 2 DP 861591 , 43 - 45 North Steyne MANLY NSW 2095

Officer comments

Proposal description: Modification of Development Consent DA2022/1164 granted for Demolition and construction of a commercial building

The Traffic team has reviewed the following documents:

- Plans (Master Set), Amended – issue for S4.55.02, designed by DURBACH BLOCK JAGGERS, dated 11/07/2024,
- S4.55 Traffic and Parking Assessment report, Ref. 24087 prepared by CTP Consulting Engineers dated 27 July 2024,
- Addendum Statement of Environmental Effects prepared by Boston Blyth Fleming Town Planners dated 02nd August 2024, and
- Traffic Referral Responses to DA2022/1164 dated 22/03/2022.

Traffic notes

- The plans outline the calculations for gross floor area (GFA) for both previously approved applications and the current development, as detailed in the table below. However, the GFAs provided do not match the figures in the traffic report, so the report should be updated accordingly.

	DA2022/1164	Mod2024/0225	Mod2024/0419
Retail/ Commercial	1429.69	1267.5	1393.7
Food & Drink BOH	169.17	188.4	188.3
Food & Drink Serviced Area	192.2	329.9	330.8

Total:	1791.06	1785.8	1912.8
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- It is noted that under the current modification application, the approved car parking provision, mix, general layout, loading, servicing, and waste collection arrangements, site through link, vehicular access location, and design remain unchanged from the approved application.
- According to the DCP, there is a need for 3-4 extra parking spaces due to an increase of approximately 125m² of commercial premises' gross floor areas (GFAs), and in total, 43-44 parking spaces are required to support the proposed uses on the site, however, the developer has only proposed 13 parking spaces, including 2 staff carpool spaces and 2 car stackers. A loading/servicing bay is also proposed. The number of parking spaces proposed is significantly lower than the DCP requirements. However, the applicant has presented this reduced parking provision in a positive light, arguing that it encourages workers to use sustainable transport and reduces car trip rates in the pedestrian-dominated environment of Rialto Lane. These arguments have been accepted, with the acknowledgment that removing the basement commercial area would likely result in excessively steep ramps, tighter parking arrangements, and the loss of the below-ground loading bay.

Given the above the 13 parking spaces are accepted in this instance.

- It is noted that the development makes provision for 6 bicycle parking spaces (a Nett increase of 1 bicycle parking space, with relocation of all bicycles to B2) and EOT facilities, encouraging active forms of transport over private single car trips.

Conclusion

The Traffic S4.55 and plans can be supported on traffic grounds. No new conditions are proposed with all previously imposed conditions in DA2022/1164 to remain in place.

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.