

Roads and Assets Referral Response

Application Number:	DA2021/2065
Date:	20/12/2021
To:	Penny Wood
Land to be developed (Address):	Lot 2849 DP 822227 , 0 Market Lane MANLY NSW 2095

Reasons for referral

Works proposed by the development may impact on existing Council road assets (eg. kerb and gutter, footpath, retaining walls, landscaping) or results in new structures/encroachments being created within the road reserve. Council's Road Asset Managers are required to review the development application and if necessary liaise with Council's Development Engineering and/or Traffic Management Teams to ensure appropriate conditions are considered.

Officer comments

The Pop-up wine bar proposal and associated plans provide an scaled footprint of approximately 290 sqm. The "architectural" plans at 1:100 scale are not "survey accurate" and do not give an indication of the boundaries of adjacent properties, in particular the footprint would appear to encroach on the Manly Library Building lot (Lot 2849 DP 822227).

The footprint proposed is greater than existing. The northern side of Market Lane proposes a pedestrian thoroughfare of 2.0m (Clarke & Humel side) whereas the current fencing is approximately 2.4m from the building facade. Given the level of pedestrian circulation in this thoroughfare, 2.5m is considered the minimum requirement.

Similarly, on the western boundary (adjacent to the library) the picket fence is currently approximately 1.1m from the library colonnade columns/pylons. Existing bike parking restricts pedestrian access below the colonnade and the proposed bin hide (@9sqm) will require the removal and/or relocation of existing bike racks. The proposed perimeter fence is @1.6m (scaled off plans) from the colonnade pylons - this should be increase to 2.5m to ensure adequate two way pedestrian thoroughfare.

On the eastern boundary of the site, provision of a 5m wide zone for service and emergency vehicle access is available however with extended shop awnings and the location of the existing fence leaves a gap of approximately only 2m is available. This is insufficient. In the event of emergency access is required, restaurant owners would be required to move seating and retract awnings or obtain access via other means eg Sydney Road. Comments from Transport Network Team are sought in relation to this requirement and the minimum clear zone required for vehicle access.

There are no structural details of the proposed bin hide structure. The details of the proposed structure will need to be submitted to Council for review and approval prior to obtaining a Construction Certificate.

An appropriate lease, encompassing both the "operational" land of Manly Library and the public road reserve will need to be developed.

As such, it is recommended that amended plans for the proposal footprint are submitted for review and approval, to ensure the footprint accommodates pedestrian and service vehicle access.

The proposal is therefore unsupported.

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

Roads and Assets Conditions:

Nil.