

Traffic Engineer Referral Response

Application Number:	DA2018/1743
Responsible Officer	
Land to be developed (Address):	Lot A DP 85983 , 402 Sydney Road BALGOWLAH NSW 2093 Lot B DP 85983 , 396 - 400 Sydney Road BALGOWLAH NSW 2093

Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m2 or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Councils development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

The proposal is for the demolition of existing site structures and the construction of a multi storey shop top housing development incorporating 6 x ground floor retail/ business tenancies, integrated basement car parking for 36 vehicles and 16 x residential apartments on the subject allotment.

Traffic:

The site is anticipated to generate up to 14 vehicle trips in the peak. this is in accordance with the RMS Guide to Traffic Generating Developments. 14 vehicles is deemed to have negligible impact on the local road network.

Parking:

The site is proposing 36 car parking spaces. In accordance with the Manly DCP, the minimum requirement totals 28 spaces. As such, the parkign spaces are deemed complaint in numbers.

Bicycle parking has also been provided in accordance with the Manly DCP with the allocation of 12 spaces (bicycle stands).

Car Park Layout:

The internal basement car park layout is complaint with AS2890.1:2004.

Pedestrian Access:

The desire lines have been addressed with the low speed environment and central access to the lift. The footpath fronting the property will need to be upgraded to meet the standards of Council's Public

Domain Technical Manual. This is addressed as a condition of consent prior to Occupation of the Building.

Referral Body Recommendation

Refusal comments

Servicing:

The applicant has not identified how safe Servicing of the site will occur. This needs to be addressed prior to determination. This will need to address removalist vehicles, delivery vehicles, commercial waste services and residential waste service. Any necessary parking restrictions that may be required in association with these will need to be submitted to and approved by the Local Traffic Committee prior to Occupation Certificate, however the requirements must be agreed to prior to determination of the application and hence shall be submitted as part of the DA.

Recommended Traffic Engineer Conditions:

Nil.