

## Traffic Engineer Referral Response

|                                        |                                                 |
|----------------------------------------|-------------------------------------------------|
| <b>Application Number:</b>             | DA2021/1421                                     |
| <b>Date:</b>                           | 31/08/2021                                      |
| <b>Responsible Officer</b>             |                                                 |
| <b>Land to be developed (Address):</b> | Lot 37 DP 1087189 , 37 The Corso MANLY NSW 2095 |

### Officer comments

**Proposal description:** Change of use from retail store to a commercial food and drink premises (Fishbowl) with associated fit-out and signage.

This application comprises the change of use from retail store to a food and drink premises at Shops 1 and 3 with an internal fit-out to provide for food preparation, seating area inside, changes to the primary shopfront and new external awning signage.

The proposed hours of operation are 11am – 9pm, 7days, and the estimated number of staff is between 2 – 6 staff.

The land is zoned B2 Local Centre under Manly Local Environmental Plan 2013 (LEP). One of the objectives of the zone is to maximise public transport patronage and encourage walking and cycling.

The plans prepared by Telegraph Road dated 2 August 2021 have been reviewed by the Traffic team.

### **Parking rates/requirements:**

- The proposal does not contain any car spaces, discouraging private car use and encouraging active and public transport.
- The site is located within the Manly local commercial centre and has excellent access to public transport. Bus stops and the ferry wharf are located within close walking distance. Therefore, Council considers exceptions to the parking rate/requirements required in the DCP for the proposal, allowing future customers of the proposed Fishbowl premises to visit the site without the need for car parking.
- Loading bays must be provided in sufficient numbers to meet anticipated demand. This demand is related to the total amount of floor space, the intensity of use and the nature of the activity. As noted in the SEE report prepared by Corona Projects dated June 2021, The food and drink premises is not expected to require deliveries in large quantities, rendering a loading bay unnecessary.

### **Traffic and pedestrian impacts:**

- The existing signage will be removed and replaced with this proposed one at Shop 1 and 3. The installation of the proposed signage would comply with the 2.5m clearance from the ground and would be outside the clear zone to any road users/infrastructure. No safety

- concern is expected to be created by the proposed signage.
- During the installation of the proposed signage, there would be some impacts on pedestrian and cyclist activity in the vicinity of the proposal. This needs to be detailed in the Construction Traffic Management Plan (CTMP).

## **Conclusion**

The traffic team has no objection to the proposal in principle, and it can be supported subject to conditions regarding the preparation and implementation of a Construction Traffic Management Plan.

The proposal is therefore supported.

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

## **Recommended Traffic Engineer Conditions:**

### **CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT**

#### **Construction Traffic Management Plan**

a Construction Traffic Management Plan (CTMP) and report shall be prepared by an RMS accredited person and submitted to and approved by the Northern Beaches Council Traffic Team prior to commencement of works. The CTMP to detail how impacts on pedestrian and cyclist safety and amenity will be managed during the installation of the signage.

The CTMP shall be prepared in accordance with relevant sections of Australian Standard 1742 – “Manual of Uniform Traffic Control Devices”, RMS’ Manual – “Traffic Control at Work Sites”.

All fees and charges associated with the review of this plan is to be in accordance with Council’s Schedule of Fees and Charges and are to be paid at the time that the Construction Traffic Management Plan is submitted.

Reason: <to ensure pedestrian and cyclist safety are appropriately managed> (DACTRDPC1)

### **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

#### **During the course of demolition and building works**

All construction vehicles associated with the development must obtain a permit from Council on a daily basis, for access into pedestrian only areas. E.g. The Corso and Sydney Road Plaza.

Reason: To manage and minimise disruption to the area.

#### **Implementation of Construction Traffic Management Plan**

All works and construction activities are to be undertaken in accordance with the approved Construction

Traffic Management Plan (CTMP). All controls in the CTMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate RMS accreditation. Should the implementation or effectiveness of the CTMP be impacted by surrounding major development not encompassed in the approved CTMP, the CTMP measures and controls are to be revised accordingly and submitted to Council for approval. A copy of the approved CTMP is to be kept onsite at all times and made available to Council on request.

Reason: To ensure compliance of the developer/builder in adhering to the Construction Traffic Management procedures agreed and are held liable to the conditions of consent.