

Traffic Engineer Referral Response

Application Number:	DA2021/0680
Date:	02/11/2021
Responsible Officer	
Land to be developed (Address):	Lot 111 DP 11936 , 16 Bangaroo Street NORTH BALGOWLAH NSW 2093

Officer comments

Not supported

The development proposes to create a child care centre serving up to 20 children and with a staffing level of 3. To cater for this use it is proposed to widen the existing vehicle crossing to provide access to 3 off-street parking spaces including one stacked space.

Traffic:

In terms of traffic generation the development will generate 0.8 trips per child in the am peak and 0.7 trips per child in the pm peak. i.e 16 am peak trips and 14 pm peak trips. The traffic impact assessment report advises that pm peak traffic generation from the centre will not coincide with the broader general peak traffic period and the impact of the centre at this time will therefore be minimal. While that may be true the centre will still generate volumes of 14 vehicles in the afternoon pick up period.

Despite the above, the traffic generation from the developed site is however acceptable and considered unlikely to significantly impact on conditions in the surrounding road network.

Parking:

The DCP parking rate is one space for every four children. This also reflected in the RMS guide to traffic generating development which also requires that parking be supplied at a rate of one space for every four children i.e 5 spaces

The development proposes to provide 3 offstreet spaces including one stacked space. These spaces are provided by widening the existing driveway (which provides access to two existing off-street stacked spaces) and constructing an additional offstreet space. The Traffic Report suggests that there is ample on-street parking to cater for any overflow parking however it is inappropriate to rely on on-street parking for the parking needs generated by a development and the required parking should be accommodated on site.

The level of parking provision is considered unacceptable and the DCP parking requirement of 5 offstreet spaces (as a minimum) should be provided without the reliance on a second vehicle crossing or loss of on-street parking.

The applicant's traffic consultant references other childcare centre developments which rely upon on-street parking for drop off and pick up related parking and claims that this causes no safety issues. This is incorrect. Complaints have been received with regard to at least two of the referenced childcare centres regarding parking activity in No Stopping zones or across driveways, restricted sightlines due to parked vehicles and congested conditions at drop off and pick up periods. If this centre were approved without adequate off-street parking similar issues are anticipated.

Pedestrian Impact:

The development will generate a number of reversing manoeuvres across the footpath during drop off and pick up times. The development is also sited near bus stops (generating pedestrian activity) and there will be movement of children along the footpath accessing the centre. Vehicles will also be reversing onto the road in close proximity to a busy intersection. These arrangements are not considered ideal and would be improved if there was provision for forwards entry and exit to/from the site.

Summary:

The development is considered unsuitable as it provides a net increase of only 1 parking space when compared to the existing situation. This is considered insufficient to cater for the increased parking demands generated by the development. The reliance upon only three offstreet parking spaces all of which will require reversing either onto or off the site will also impact negatively on pedestrian safety in this location.

The proposal is therefore unsupported.

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

Recommended Traffic Engineer Conditions:

Nil.