

Traffic Engineer Referral Response

Application Number:	DA2020/0261
Date:	21/08/2020
Responsible Officer	
Land to be developed (Address):	Lot 8 DP 6984 , 18 Alexander Street COLLAROY NSW 2097

Officer comments

The proposal is for the addition and alteration to construct 2 storey affordable boarding house with 13 rooms at Lot 8, 18 Alexander St, Collaroy.

Traffic:

- Construction Traffic: Because 3T load limitation of Alexander Street, narrow street and parking demand Demolition and Construction Traffic Management Plans are required.
- Traffic generation: Negligible and no concern. Public transport available

Parking:

- Vehicles: As per SEPP 0.5 space / boarding room and Max. 1 space for staff/ manager who is also a resident.

Accordingly

- 12 boarding rooms require 6 space
- 1 Manager room require 1 space.

The site is proposing 7 spaces including 1 space for manger who is a resident and an accessible space.

- Motorcycles:
 - As per SEPP 1 space for every 5 boarding room.
 - The site is proposing 3 spaces
- Bicycles:
 - As per SEPP 1 space for every 5 boarding room.
 - The site is proposing 3 spaces

Parking requirements satisfied.

Access and circulation swept paths:

- Access:
 - The site has poor visibility from the street to the parking spaces in the rear. As such, there needs to be a passing bay opportunity compliant with AS2890. This will require a minimum driveway width of 5.5m for the first 6.0m within the property boundary. Waiting/queuing on Council's Road is not acceptable.
 - The carpark is not compliant with AS2890. Particularly the requirement for a minimum 1.0m clearance at blind aisles.
 - AS specifies a maximum ramp grade of 1:8 over 6m behind the property boundary to maintain the level position. But because of the site constraints, design only provides 4m to satisfy the front overhang of B99 vehicle. It may be OK by considering majority of vehicles at the development is B99

which have standard length of 5.2m and site constraints.

- Vehicular crossing and driveway should comply with AS2890.

- Swept paths

Ensure the turning paths should not encroach with parking spaces. Car park arrangement should be altered to ensure compliance with AS2890.1

Pedestrian safety:

Concern is raised regarding compliance with AS2890.1

Servicing:

On-street waste collection is deemed acceptable.

Recommendation:

Council cannot support the proposal in its current form due to the car park layout.

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.