

Traffic Engineer Referral Response

Application Number:	DA2024/1091
Proposed Development:	Demolition works and construction of a mixed use development with basement parking comprising of retail uses and a childcare centre, including signage
Date:	10/12/2024
Responsible Officer	
Land to be developed (Address):	<p>Lot 5 S/P 32656 , 5 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 5 S/P 32656 , 5 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot B DP 385973 , 3 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 3 S/P 32656 , 3 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 3 S/P 32656 , 3 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 7 S/P 32656 , 7 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 7 S/P 32656 , 7 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 1 S/P 32656 , 1 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 1 S/P 32656 , 1 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 4 S/P 32656 , 4 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 4 S/P 32656 , 4 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 6 S/P 32656 , 6 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 6 S/P 32656 , 6 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 2 S/P 32656 , 2 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 2 S/P 32656 , 2 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot CP SP 32656 , 1 Careel Head Road AVALON BEACH NSW 2107</p>

Officer comments

Proposal Description: Proposed mixed use development consisting of retail tenancies, Dan Murphys liquor store and a childcare centre on 1-3 Careel Head Road, Avalon Beach

The Traffic Team has reviewed the following documents:

- Plans (Master Set) - revision A, prepared by CD Architects, dated July 2024.
- The Statement of Environmental Effects, prepared by Think Planners, dated 12 August November 2024
- Traffic Report, prepared by CJP Consulting Engineers, dated 12 August November 2024
- Pre-Lodgement Advice (PLM2023/0147) dated 30 November 2023
- Survey Plan, prepared by Geometra Consulting, dated 12/07/2023.
- Waste Management Plan, prepared by Dickens Solutions, dated August 2024.

Comments

- It is understood that the proposal is for a demolition of existing local shopping village and dwelling house for a construction of two-storey mixed use development consisting of four retail tenancies (including one retail tenancy to be Dan Murphys) and a childcare centre accommodating 60 children.
- Pittwater DCP applies to the subject site. According to the DCP, the subject site is required to provide a total of 38 car parking spaces including 15 spaces for childcare centre, 17 spaces for Dan Murphys and 6 spaces for the remaining retail shops. The provision of 42 car parking spaces including 7 spaces for retail shops, 19 spaces for Dan Murphys, 15 spaces for childcare centre and 1 service car space, exceeds the requirement of 38 spaces. However, some of the childcare centre's parking spaces should be allocated for drop off and pick up and signposted with 10-minute timed parking restrictions during childcare centre's peak hours.
- It is noted that an MRV loading bay is provided on ground floor for Dan Murphys loading and deliveries and waste collection. As per section 6.3 of traffic report, height clearance on this loading bay is 3.8 metres. Therefore, the loading dock must be serviced by an MRV truck no higher than 3.6 metres or should be used by SRV truck only as a maximum sized truck.
- It is noted that there is a service car space provided in basement for loading and deliveries of other retail shops excluding Dan Murphys. Since, this car space can accommodate only smaller vans or utes, a low height clearance should be installed at the entry of the basement and the car space should be appropriately marked as smaller service vehicles only. No trucks should be allowed to enter the basement.
- The exit driveway on Barrenjoey Road should be signposted as "Left Only" to reduce the likely queue length within the site due to exiting vehicles. Also, "No Entry" sign should be installed facing towards Barrenjoey Road at the exit driveway.
- It is noted that the existing driveways are retained as entry only on Careel Head Road and exit only on Barrenjoey Road. Although, TfNSW referral for retaining of existing driveway on Barrenjoey Road is pending, it should be noted that a wider driveway is required for an MRV truck to exit the site through Barrenjoey Road because the swept path on page 64 of the traffic report shows that the MRV truck wheels run outside the driveway wings. Therefore, the exit driveway should be either widened, or the maximum truck size should be reduced to SRV only. Please note, if the driveway is to be widened, new concurrence from TfNSW will be required.
- A wide concrete median in the centre of Careel Head Road ending at the east of Entry driveway must be provided to stop vehicles from turning right into the subject site. This is due to the safety reasons. As a result, the swept path of MRV truck should also be amended to show left in and left out only.
- A ground clearance check using B85 starting from the centre of the road extending into the basement must be provided to demonstrate suitable access without scraping.
- The traffic report on section 3.3 states that waste collection will be undertaken by private contractor using a small to medium rigid garbage truck from the dedicated on-site ground floor level loading bay and no bins will be placed on kerbside. However, the report does not mention if this is the arrangement for all the retail shops and the childcare centre or only for Dan Murphys. The Waste Management Plan prepared by Dickens Solutions state that all the bins will be collected from the loading bay in ground floor as 3 times collection for all retail shops and twice a week collection for childcare centre. Council does not accept this high frequency of

three times per week collection as the site will have left in only from Careel Head, which increases the number of trucks accessing local road. Considerations should be given to increasing the size of bin rooms to accommodate larger number of bins so that collection frequency is reduced. Furthermore, all the waste collection should be undertaken outside trading hours of the retail shops and childcare centre.

Traffic Generation

- The traffic report has provided turning movement counts and SIDRA analysis which show manageable traffic volume and good level of service for the road and exit driveway. However, it has been noticed that the survey periods between 7am – 9am and 4pm to 6pm for weekdays and 10am – 2pm for Saturday does not consider the trading hours of existing retail shops as one of the retail shops close at 3pm and another retail shop closes at 4pm. Therefore, the survey periods are considered to be insufficient and new surveys must be undertaken considering the trading hours of all the existing retail shops and new peak periods of childcare centre must be considered as well. Also, SIDRA analysis should be updated to reflect left out only exit at the Barrenjoey Road.

Conclusion

The application is not supported at this stage with further information as outlined above required prior to further consideration of the proposal.

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.