

Traffic Engineer Referral Response

Application Number:	DA2019/1190
Date:	27/04/2020
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 651395 , 9999 Pittwater Road BROOKVALE NSW 2100 Lot 1 DP 784268 , 9999 Pittwater Road BROOKVALE NSW 2100 Lot B DP 966128 , 9999 Pittwater Road BROOKVALE NSW 2100 Lot 6 DP 785409 , 9999 Pittwater Road BROOKVALE NSW 2100

Officer comments

General

The proposed redevelopment of the existing Brookvale Oval includes an upgraded 3,000 seat covered grandstand, provision of up-graded facilities for the oval and provision of a community room to serve as a flexible education space to be accessed by community groups outside of business hours. Upon completion the site is anticipated to accommodate in the order of 36 players and 50 staff during typical non-game days.

The proposal does not seek to increase the existing numbers of spectators who attend the site on game days.

Parking Provision

The proposal includes the provision of the total of 60 parking spaces for the expected 86 attendees on a typical non-games day. The traffic report has taken into account the Journey to work data within Brookvale Travel Zone and the result of a staff survey to estimate the parking requirement. Then further reduction in the parking rate has been considered taking into account the assumptions such as possible increase in use of public transport once staff get familiar with the public transport within area, and also significant increase in active travel based on the provision of end of trip facilities.

The further assumptions have disregarded that the survey undertaken on the existing staff reflecting 83% private vehicle use, has incorporated the assumption of the staff being familiar with public transport within the area. Also while the end of trip facilities will be beneficial to encourage active travel, the applicant should not count on the approximately 20% increase in active travel in compare with the result of existing survey. All measures and assumption in the report has focused on the staff and no information is provided on non-staff patrons.

In accordance with the RMS Guide to Traffic Generating Developments, the parking provision shall be identified based on a comparison study on an existing similar use. The applicant has failed to provide a comprehensive comparison study.

The result of the online survey distributed to staff of the existing Brookvale Oval and Manly Warringah Sea Eagles offices in Narrabeen with the total of 6 and 25 responses (with no mention of the portion of the staff who responded), indicates that 83% of staff at Brookvale Oval and 100% of staff at the Narrabeen site currently travel as a car driver, and the second most common mode of transport was via motorcycle. While no comprehensive comparison study has been provided, it is expected that the parking provision should be more in line with the result of staff survey.

Despite the result of staff survey which indicates that motorcycle is the second mode of travel for the existing Brookvale Oval staff, no provision of motorcycle parking is proposed.

The applicant has failed to provide bicycle spaces in compliance with Warringah DCP. The bicycle spaces are to be designed and provided in compliance with Australian Standard AS2890.3- Bicycle Parking Facilities.

Given the above, the proposed parking provision is not considered satisfactory.

Site Access

The vehicular access to the car park is proposed to be provided via the existing Alfred Road driveway to the south-east of the site opposite Gulliver Street. This is in accordance with the Council advice on the Pre-DA notes and is supported.

Loading and servicing

It is proposed that loading and service vehicles will access the oval from Alfred Road opposite Federal Parade as per the existing condition and this is due to constraints of existing trees on site and location of the existing waste facility. However, the timing of the service vehicle movement is proposed to be outside of school peak pick up and drop off times. Restriction on the time of delivery and size of vehicle would need to be considered if approval was to be granted. Most likely restricted to 9.30 am - 12.30 pm only.

An Operational Management Plan shall be provided and to include the above-mentioned and the measures in place to minimise any negative impact on the surrounding area given the location of the driveway in close proximity to a school.

Traffic assessment

The trip generation of the development has been calculated at an increase of 22 vehicles in the morning peak and 20 vehicles in the afternoon peak by staff and players. It appears that the traffic generation is calculated based on the existing arrival and departure of staff with no consideration given to the players and community members which is indicated to be maximum expected of 40 community members. The report has failed to provide thorough information on the expected additional trip generation.

The intersection of Alfred Road and Pittwater Road can be sensitive to additional right and left turns onto Pittwater Road which is to be addressed in the report.

Public amenities

To improve active travel accessibility to the site and given the proposed intensification, provision of shared path on Federal Parade and Alfred Road will be required as per the Northern Beaches Council Draft Bike Plan.

Conclusion

In review of the above, the proposal is not supported in its current form. In summary, the following is to be submitted to Council for review and approval:

- Further extension to the proposed car parking area to accommodate all car spaces required for the staff and patrons driving to the site. The minimum parking requirements will be 72 car spaces in accordance with the result of survey undertaken on the existing staff at Brookvale Oval.
- Provision of bicycle parking spaces in accordance with the DCP and Australian Standards AS2890.
- Provision of thorough information on the total traffic generating by the site and addressing any potential adverse impact on the intersection of Alfred Road and Pittwater Road.
- Improve pedestrian and bicycle connectivity to and from the site by construction of shared path along Federal Parade and Alfred Road.

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.