

## Traffic Engineer Referral Response

<b>Application Number:</b>	Mod2017/0326
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<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	<p>Lot 3 DP 212382 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot B DP 371110 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot A DP 371110 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 2 DP 212382 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 1 DP 212382 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 1 DP 209503 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 7 DP 8172 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 1 DP 307937 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 3 DP 307937 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot A DP 416469 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 1 DP 504212 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 10 DP 231418 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot 11 DP 231418 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p> <p>Lot A DP 339410 , 884 - 896 Pittwater Road DEE WHY NSW 2099</p>

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Councils development engineers are required to consider the likely impacts on drainage regimes.

### Officer comments

First Comments:

This application proposes to increase the child care centre capacity within the 'Meriton site' 884-896 Pittwater Road, Dee Why (eastern tower). Current maximum number permitted under the former DA approval was 130 children, and the current application proposes for a maximum of 159 children.

The traffic report accompanying this application does not detail where the extra 6 parking spaces would be located or how they will be reallocated from the previous parking layout. Any additional spaces identified for the child care centre should be in close proximity to the elevators leading to the centre entrance.

The traffic report was submitted with a SIDRA network model of the Meriton driveway entrance at Oaks Avenue and traffic signals at Pittwater Road, including a pedestrian crossing east of the site. The model made an assumption of the pedestrian volume in Oaks Avenue to be 307 pedestrians/hour during the peak afternoon hours, which was based on a 2% growth of the pedestrian survey data undertaken in Oaks Avenue. At the same survey Howard Avenue registered a pedestrian volume exceeding 900 pedestrians/hour and these figures were captured when the area was not redeveloped. It was found that the performance of the Oaks Avenue and site entrance level of service is particularly sensitive to the pedestrian activity across the subject driveway and the peak hour pedestrian volume at this location after opening could vary anywhere between 300 and 900, and possibly beyond. At the time the site is under construction and as the model's base level conditions have not been verified it is deemed as a risk to the surrounding road network to approve a modification that will result in additional traffic generation in and out of the site driveway.

As the layout of the driveway exit in Oaks Avenue is a single exiting lane, right turning movement out of the driveway is only possible after yielding to other movements and pedestrians. PB WSP undertook a review of the development application DA2016/0705 and has raised issues with the Oaks Avenue entrance and exit driveway, and consequently Council has required a review of traffic operations at the site driveways following 6 months after opening (condition 56) for Council's consideration.

Accordingly at this time it is recommended that the modification to increase the child care centre capacity from 130 to 159 children is not supported.

However Council will be able to consider this application following the opening of the Dee Why Town Centre 'Meriton Site B' development subject to the following:

- Satisfactory review of the driveways at Oaks Avenue and Howard Avenue following 6 months after opening of the site, and that there has been no adverse traffic flow issues identified;
- A traffic report with an accompanying SIDRA traffic model of the conditions captured during the AM and PM peak, including a site survey measured pedestrian and traffic volumes, including occupancy/vacancy levels of residential and commercial units;

Second comments:

This should be read in conjunction with the previous traffic engineer referral comments made for Mod2017/0326.

A response has been received from the applicant's traffic consultant to address the issues raised in the original modification application.

Council note the supplementary information regarding the SIDRA model on the Oaks Avenue driveway, however it is Council's view to maintain approved development levels and not risk further intensification of the site without observing the traffic conditions after the opening of the site.

As mentioned previously when the town centre development is open to public and operating at expected levels, the base conditions can be verified by the applicant's traffic consultant. This can provide solid justification for the increase in capacity of the child care centre subject to the following:

- Satisfactory review of the driveways at Oaks Avenue and Howard Avenue following 6 months after opening of the site, and that there has been no adverse traffic flow issues identified;
- A traffic report with an accompanying SIDRA traffic model of the conditions captured during the AM and PM peak, including a site survey measured pedestrian and traffic volumes, including occupancy/vacancy levels of residential and commercial units;

**Referral Body Recommendation**

**Refusal comments**

**Recommended Traffic Engineer Conditions:**

Nil.