

Traffic Engineer Referral Response

Application Number:	DA2023/0614
Proposed Development:	Demolition works and construction of a car showroom
Date:	09/06/2023
Responsible Officer	
Land to be developed (Address):	Lot 4 DP 835792 , 61 Darley Street MONA VALE NSW 2103

Officer comments

The proposed development involves the demolition of existing structures on the site to facilitate the construction of a new two-storey motor sales showroom.

Traffic Generation and Impact to Road Network

The existing driveway access is located towards the northern end of the Darley Street site frontage. The proposal provides a new entry/exit driveway at the same location.

It is projected that the development would generate 10 vehicles per hour during the am and pm peak. This results in an increase of 3 trips during the peak periods. The traffic generation on the road network capacity is considered acceptable.

The access driveway is located approximately north of the intersection with Barrenjoey Road (State Road), which is controlled by traffic lights. Darley Street is also classified as a Regional Road. A separate Road Occupancy Licence (ROL) approval must be obtained from the Transport Management Centre (TMC) where works are proposed within 100m of traffic lights and/or stands on any State or Regional Road. Truck access therefore may be restricted during peak hours.

Parking

The parking requirements are assessed in accordance with Council's Pittwater 21 Development Control Plan (DCP) and RMS Guide to Traffic Generating Developments which indicates that parking rates for Motor Showrooms, require 0.75 spaces per 100m² of site area. This yields an off-street parking requirement of 11 parking spaces. The proposed development makes provision for a total of 18 off-street car parking spaces. The proposal also makes provisions for 3 motorcycle parking and 4 bicycles.

Loading Facilities and Waste Collection

The Applicant proposes a delivery bay, for customers to receive deliveries of their new car, which is located near the top of the basement ramp with access to the ground level showroom. A car lift is also proposed to provide display vehicles with access to both showroom areas from the basement car parking area. The Statement of Environmental Effects mentions that all loading and unloading facilities will remain off site at the local parent site in Brookvale Toyota where vehicle carriers will deliver new

vehicles which will then be driven to the site independently. It is proposed that waste collection will be undertaken by a private contractor operating a utility or van with domestic vehicle access provided to the basement parking area. Height clearance restricts access to the basement car park level for larger vehicles, as the design vehicle dimensions for a Small Rigid Vehicle (SRV) require a clearance height of 3.5m.

The Applicant has provided a delivery bay for showroom and sales vehicles, however no designated parking area has been provided for service vehicles and general deliveries. A dedicated space should be provided in the basement car park adjacent to the bin storage area for waste collection and deliveries.

Additional information

Additional swept path analysis using a B99 vehicles is required to demonstrate entry and exit to the car lift in the basement car park, and delivery bay on the ground floor. Swept paths must also be provided to demonstrate suitable access to the parking space for service vehicles and deliveries using the largest vehicle anticipated for waste collection.

There is insufficient information provided to fully assess access to the required parking areas. It is therefore requested that the Applicant consider the above comments and provide an updated plan and swept paths so that it can be reviewed for further consideration.

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.