

Traffic Engineer Referral Response

Application Number:	Mod2023/0315
Proposed Development:	Modification of Development Consent DA2020/1453 granted for Demolition works and construction of a shop-top housing development
Date:	24/07/2023
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 1283322 , 4 Collaroy Street COLLAROY NSW 2097

Officer comments

Background

DA2020/1453 was granted approval through the Land and Environment Court.

The approved DA was for demolition of existing buildings on the site and construction of a shop top housing development:

Residential apartment 34 units
Retail area 246m² GFA

The approved car parking arrangement comprised 92 spaces consisting of:

- Residential 69 spaces
- Visitors 7 spaces (1 car share)
- Retail 14 spaces
- Motorcycle 2 spaces

Mod2022/0230 was subsequently approved which:

- Reduced retail floor space by 49m² GFA to 197m² GFA
- Reduced retail car parking to 11 spaces; and
- Relocated parking within the car park

The current modification seeks further changes including:

- Conversion of 2 retail spaces to small car spaces
- Reorganisation of the retail spaces
- Reduction in size of loading bay to a 2.6m x 5.4m space
- Revision of parking arrangements in the basement carparking level

The following comments are made on the proposed modification

Parking:

The applicant's traffic report advises that the amended proposal retains 11 retail spaces. In reality, one retail space has been lost as the loading bay is now reassigned a Loading/Retail bay.

There are therefore only 10 retail spaces (9 on the ground floor and one in the basement) and a Loading Bay. It is noted that 2 of the retail spaces located on the ground floor are now of only 2.3m in width and therefore can only be considered suitable for small car use. These will need to be marked as

such. The visitor parking remains consistent at 7 spaces. In terms of the residential parking, the traffic report advises that there are 69 residential spaces however as there are 4 spaces shown as disabled AS/NZS2890.6 requires that there be an unload area adjacent to each space and if the space adjacent to each disabled space is considered an unload area there are, in fact only 66 residential parking spaces. The residential parking still exceeds the required levels to support the development and the parking provisions will remain adequate particularly given the close proximity of the development to the Collaroy B-Line bus stop. It will be conditioned that the disabled parking bays be marked in accordance with AS2890.6 and the plans amended to show that they will be hatched as per the requirements of the standard.

Loading:

The loading bay has been relocated and reduced in size and has been designated as a retail/loading bay. As the Loading Bay is unlikely to be in regular use and there are 7 visitor spaces and nine other retail spaces located on the ground floor this reallocation of the space is acceptable. With regard to the reduction in length of the bay, as there is only 2.3m of clearance into the carpark and this is unchanged from the previous Mod, trucks were never going to be able to access the loading bay and it is therefore only of a size able to accommodate small vans. Given the small size of the retail tenancies this is adequate and the change is not opposed.

Traffic:

No additional traffic impact due to the modification.

Access, Circulation, and Servicing:

Access, internal circulation, and servicing arrangements will be maintained and are acceptable.

Conclusion

There are no traffic engineering concerns relating to approval of the modification

Amendment to Conditions

It is noted that consent condition 24 of the Land and Environment Courts Approval will need to be amended to reflect the modified retail car parking numbers, the condition refers to 11 retail spaces and 69 residential spaces. This will need to be amended to refer to 10 retail spaces and 66 residential space including 4 accessible spaces. The following wording would be appropriate:

" All internal driveways, vehicle turning areas, garages and vehicle parking space dimensions must be designed and constructed to comply with the relevant section of AS/NZS 2890 (Off-street Parking standards).

With respect to this, the following revision(s) must be undertaken to the parking allocation:

66 residential spaces, including 4 accessible parking spaces (which must be marked with a hatched "shared area" adjacent to each space in accordance with AS/NZS 2890.6)

7 residential visitor spaces, which includes 1 car share space. The 7 residential visitor spaces must be line marked as "Residential Visitor Only".

10 retail spaces (2 of which must be line marked "Small Car Only")

1 Loading/Retail spaces (which must be marked as such)

2 motorcycle spaces

These amendment(s) must be clearly marked on the plans submitted to the Certifying Authority prior to the issue of a Construction Certificate.

Reason: To ensure compliance with Australian Standards relating to manoeuvring, access and parking of vehicle."

All other traffic engineering related conditions are to remain as per those previously approved

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Traffic Engineer Conditions:

Nil.