



TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

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14 April 2022
Our Ref: 50/2022

Collaroy Street Pty Ltd
C/- Walsh Architects
Attn: Scott Walsh
Email: scott@walsharchitects.com.au

Dear Scott,

Re: 4 Collaroy Street & 1 Alexander Street, Collaroy S4.56 Modification – Traffic and Parking Assessment

I refer to your request to assess the amended development scheme with respect to the proposed S4.56 Modification.

Background

Consent was granted in December 2021 (LEC ref 2021/48099) for a proposal to demolish existing buildings on the site to construct shop top housing comprising:

Residential apartment	34 units
Retail area	246m ² GFA

The approved car parking arrangement comprises 92 spaces in the following make up:

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

Proposal

An S4.56 Mod is to be lodged seeking consent to:

- Reduce retail floor space by 49m² GFA to 197m² GFA
- Reduce retail car parking; and
- Reallocate car park

Car Parking Quantum

The retail component's applicable DCP rate (Part H of the Warringah Development Control Plan) is 1 space per 16.4m² GFA.

On this basis, the reduced retail area of 49m² GFA would entitle the development of a proportional reduction of up to 3 retail parking spaces (i.e., 49m² / 16.4 = 3).

Accordingly, the revised proposal will reduce the retail parking as follows:

Residential	69 spaces
Visitors	7 spaces (1 car share)
Retail	11 spaces
Motorcycle	2 spaces

The proposed car parking reallocation will satisfy the DCP criteria.

Traffic Generation

The proposal will retain the residential development yield; however, the retail floor space will reduce by 49m².

The approved traffic generation basis for the retail component is 5.6 vtpm per 100m² GFA. Therefore, applying that basis to the reduced element would indicate an overall traffic reduction by some 2 to 3 vtpm.

The Traffic Impact Assessment¹, which underpinned the approved scheme, made the following conclusion:

"... it can be concluded that the proposed development is unlikely to have any unacceptable traffic implications."

Accordingly, the revised proposal with 2 to 3 vtpm less will be satisfactory.

Access, Circulation and Servicing

The approved access, internal circulation, and servicing arrangements will be maintained.

I trust the above is sufficient for your purposes. Otherwise, please do not hesitate to contact me at 9411 5660 to discuss further.

Yours faithfully,

Bernardyslo

Bernard Lo BE(Civil), MTrans, MIEAust
Director
Transport and Traffic Planning Associates

¹ Traffic and Parking Assessment Report, Ref 20055, Terraffix, October 2020

Appendix A

S4.56 Mod Plans



