

Traffic Engineer Referral Response

Application Number:	Mod2017/0326
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Responsible Officer	
Land to be developed (Address):	<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 50m² 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

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 reallocation of parking will be required to be provided prior to commencement. As the development application is based on previous approval of 130 children, the parking generation based on 130 children was deemed acceptable and has been included during the creation of the microsimulation modelling of the Dee Why Town Centre road network. The applicant's traffic report makes reference to an additional 17 vehicles per hour and 15 vehicles per hour during the AM and PM peak periods. Due to the concrete median construction in Howard Avenue it is expected that the majority of the traffic will utilise the vehicular driveway in Oaks Avenue. Whilst the additional vehicle trips resulting from the proposed increase in capacity will be minor compared to the overall number of peak hour trips, there is still some level of concern regarding the driveway layout in Oaks Avenue which was the subject of discussions during the assessment of the approved development application for the entire 'Meriton' development DA2016/0705. As the effects of the additional vehicle trips will be relatively small compared to the overall peak hour trips from the development, there proposal to increase child care capacity can be supported subject to further consideration by Council's development assessment officers. Notwithstanding further monitoring of the traffic flow and safety will be required at both driveway accesses in Howard Avenue and Oaks Avenue after the opening of the site.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Blank condition for prior to commencement - allocation of additional carparking spaces

That considering the original development approval of DA2016/0705 a report be undertaken by the applicant's traffic consultant providing justification for the reallocation of six (6) parking spaces in the basement carpark for the increase in capacity of the proposed child care centre. The assessment should also justify the change of parking relative to its previous land use. This information is to be submitted to Council's Transport Network Manager and any matters raised by the manager resolved to Council's satisfaction.

Reason: To ensure correct allocation of carparking spaces. (DACTRDPC1)