

Traffic Engineer Referral Response

Application Number:	DA2019/1346
Date:	24/03/2020
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 1220196 , 4 - 10 Inman Road CROMER NSW 2099

Officer comments

The proposal is for the demolition of existing building and construction of Warehouse units.

Traffic:

The assumptions made in the applicants traffic report related to the potential of the current development versus the proposed development are deemed satisfactory.

With a net reduction in traffic generated, Council raises no objection. However due to the expected impact of the potential traffic (based on the fact that the site currently does not produce many movements) the application should be referred to the RMS for concurrence (particularly regarding the ongoing operation of the signals at the intersection of Pittwater Road and South Creek Road.

Parking:

As there are no rates currently adopted by Council or RMS, associated with Self Storage facilities, it is generally recommended that a comparison of similar sites is undertaken.

Alternatively, the current practice of Northern Beaches Traffic Team is to adopt a value of 80% of the Warehouse rate. This would suggest that a total of 41 spaces are required for the Self Storage component.

Further, public transport access to the site is not deemed the most efficient. As such, reductions in the parking requirements other aspects of the development is not acceptable in this instance.

Taking into the consideration of parking demand in the local area, a further 12 on-street spaces can be considered to offset the parking requirement of the development.

That results in a total of 334 parking spaces being required for the total development. This being a similar value required as part of the RMS Guidelines.

Therefore, Council Traffic Team will be satisfied with a minimum provision of the RMS required rate of 318 spaces in this instance, based on the similarity between figures of the RMS requirement and Council requirements.

Access and Carpark:

The configuration and swept paths appear to meet the requirements of AS2890.

No objections are raised.

Servicing:

As this is a commercial site, the applicant is required to ensure a commercial contractor is engaged to service the site. Based on the swept paths provided, the site can adequately accommodate the majority

of service vehicles. However, a loading bay management plan will be required via condition of consent to ensure all servicing is undertaken with an appropriately sized vehicle.

Pedestrians:

Based on a low speed environment, the internal arrangements are deemed adequate.

The applicant will be required to install/upgrade the footpath along the all frontages of the site to improve pedestrian safety, particularly as there will be a large number of movements entering/exiting the site, coupled with the fact that the site is within a school zone.

Conclusion:

Based on the Traffic and Parking concerns above, the application cannot be supported in its current form.

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.