

Traffic Engineer Referral Response

Application Number:	DA2023/0342
Proposed Development:	Demolition works and construction of a dwelling house including swimming pool
Date:	24/11/2023
Responsible Officer	
Land to be developed (Address):	Lot 289 DP 16362 , 12 - 14 Rock Bath Road PALM BEACH NSW 2108 Lot 290 DP 16362 , 12 - 14 Rock Bath Road PALM BEACH NSW 2108

Officer comments

Referral comments 24/11/23

The amended plans for the proposed dwelling appears to provide for the same number of rooms (7-bedroom, 9-bathroom, which includes a master with ensuite). The overall design has changed significantly from the original proposal, however there appears to be no changes to the existing parking facilities. The development seeks to retain the existing driveway access with a 2 car space garage.

The Applicant's previous proposal provided 4 car park spaces for the parking needs of the new dwelling, incorporating a driveway access ramp to the Level 1 parking area. The intensification of the site compared to the existing dwelling cannot be overlooked, nor should the higher parking demands for a modern household and 7-bedroom, 9-bathroom dwelling. Car ownership and dependency is also higher in this area due to the limited public transport options available. The provision of only 2 car park spaces is not considered practical or functional for this type of development. When there is insufficient parking on the private property, this overflows and causes issues onto the local road. Most of the roads in this area are narrow and winding due to the topography and on-street parking is limited, which leads to unsafe parking practices.

The Applicant does not propose any changes to improve the vehicle access to the new development. The existing driveway access to the site meets the road on a curve and crest at the intersection of Whale Beach Road and Florida Road. Both of these roads are collector roads which provide the primary access route for the eastern side of the peninsula. For the existing parking arrangement, a driver is likely to drive into the garage and reverse back onto the road, increasing risks for other road users. This is a safety concern due to the restricted sight distances for both the driver and traffic travelling through the bend. Provisions should be made on the private property to enable a driver to safely enter and exit the site in a forward direction.

The proposal is a new development, and given the opportunity additional parking spaces and improved access should be provided if possible, especially when there is an obvious increase in parking demand, limited off-street parking, as well as safety issues.

The Applicant needs to consider more innovative parking solutions to address these issues. Should the Applicant wish to retain the existing driveway access a possible option could be to raise the driveway and extend the existing garage and parking area to sit above the Living Area on Level 1

(minimum 6m extension to garage), to provide 2 additional tandem parking spaces. The proposed ensuite could be relocated to the western side of the Level 2 master-bedroom and/or some other reconfiguration of the area to allow for these changes. A 6m vehicle turntable would also be required to enable all vehicles to enter and exit in a forward direction. The vehicle turntable also acts to provide for 2 car park spaces.

Another option could be to use a car stacker system to provide for the additional parking needs.

The amended proposal, which does not include any changes to the existing situation, cannot be supported in its current form; due to the location, safety concerns and parking demands in the area. It is therefore requested that the Applicant consider the above comments and review the design to address these issues so that it can be reviewed for further consideration.

Referral comments 18/8/23

This application is for the demolition of the existing structures on the site and construction of a new 4-storey dwelling with swimming pools and 4 car garage on Level 1 of the two lot site. The Transport Network section has reviewed the proposal with respect to access, parking, and traffic generation impacting the road network.

Access and Parking Design

The access and parking requirements are noted in the Statement of Environmental Effects (SEE) with reference to Council's Pittwater21 DCP. No additional Traffic and Parking report has been submitted as part of the application.

The development proposes to use the existing access driveway location off Rock Bath Road. The vehicle crossover will be 5.5m at the boundary and 5.3m wide at the kerb. The internal driveway is 3m wide. The proposed 4 car garage is located on Level 1 and measures 11.5m x 10.6m wide.

Council's DCP requires a minimum of 2 off-street vehicle parking spaces for dwelling houses with 2 bedrooms or more. The dimensions for multiple side by side carport and enclosed garage(internal dimension) must be a minimum 5.7 metre x 6.0 metre for 2 adjacent vehicles + 2.7 metre width for each additional vehicle with, 2.4 metre minimum width entry per vehicle space. The proposed 4 car garage meets the minimum number of parking spaces, however does not provide the required minimum width of 11.4m. Vehicles should also exit and enter the driveway in a forward direction due to the location on the curve where Rock Bath Road intersects Florida Road. A swept path analysis is therefore required to demonstrate that a B85 design vehicle can enter and exit the proposed car park spaces in a forward direction.

Construction Traffic Management

Whale Beach Road and Florida Road are collector roads which provide the primary access route for the eastern side of the peninsula. The two roads connect on a curve and crest in the road. A reduced 40km/h speed limit approved under a previous RMS Local Traffic Scheme applies to the area. The sealed road width varies from 5.5m up to 7.5m on the curve. There is no constructed footpath or kerb and gutter. Dividing barrier lines are installed along the centre of the road, between No.413 Whale Beach Road and No.4 Florida Road.

A Work Zone for the development is required between the driveway of No.10 Rock Bath Road and the existing property driveway, due to the location and restricted access for construction vehicles to the site. Council is also currently assessing a separate Development Application for property No.18 Rock

Bath Road. Council's Standard Conditions for the submission of a Construction Traffic Management Plan (CTMP) must take into consideration the combined construction activities of other development in the surrounding area. To this end, the consultant preparing the CTMP must engage and consult with developers undertaking major development works within a 250m radius of the subject site to ensure that appropriate measures are in place to prevent the combined impact of construction activities, such as (but not limited to) concrete pours, crane lifts and dump truck routes. These communications must be documented and submitted to Council prior to work commencing on site. It is therefore recommended that access for No.12-14 Rock Bath Road use the existing driveway where possible, as the development for No.18 Rock Bath Road can only be accessed using the unsealed section of Rock Bath west of the intersection with Florida Road. The CTMP is to be approved prior to issue of the Construction Certificate.

The proposal is not acceptable in its current form due to the access and parking requirements. The Applicant should consider the above comments and provide updated plans and additional swept path analysis so that the proposal 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.