

Traffic Engineer Referral Response

Application Number:	DA2024/0557
Proposed Development:	Alterations and additions to a dwelling and use as an educational establishment
Date:	02/07/2024
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 1045063 , 46 Eurobin Avenue MANLY NSW 2095

Officer comments

Proposal description: Alterations and additions to a dwelling and use as an educational establishment.

The proposal is for the alterations and additions to the existing dwelling on the site with the purpose of changing its use from residential to an educational establishment (school) to be used in association with Stella Maris College.

The traffic team has reviewed the following documents:

- Plans (Master Set) – Revision C, designed by JDH Architects, dated 12/04/2024, and
- Statement of Environmental Effects (SEE) prepared by Robinson Urban Planning Pty Ltd, dated 1 May 2024.

The proposed application involves making minor internal alterations to the building at No. 46 Eurobin Avenue and changing the site's use to staff administration and a uniform shop. The applicant states that there will be no increase in staff or student numbers. However, the proposed building will accommodate four (4) office areas, a uniform store, a staff breakout area, and a board room. It is assumed that these changes may accommodate increased staff and student numbers in the future, if not immediately. The Statement of Environmental Effects submitted with the development application explains, "*The DA does not propose any change to the existing school population. No change is proposed to the current operating hours of the College across the combined sites.*"

No traffic and parking impact assessment report has been provided to support the application. Therefore, a review of the Statement of Environmental Effects (SEE) and the most recent Development Application (DA) has been carried out to gather relevant background information. According to the SEE, vehicular and pedestrian access to the New School Site and the Main Campus will remain unchanged. There are no proposed changes to the current on-site car parking or loading/unloading arrangements on the Main Campus. The two on-site car spaces on the New School Site will be kept for staff parking.

According to the latest Development Application (DA), the current school provides off-street parking for only 31 vehicles – all for staff. The existing school has approval for 1150 students and 140 staff. At the

time of the school's last DA, the applicant's traffic impact assessment advised that 10 staff members also parked at the Benedict campus (corner of Pittwater Road/Balgowlah Road) but that 80% of staff drove to the school. This means that approximately 71 staff members are currently parking on the residential streets around the site. Council has issued about 15 resident parking permits with various restrictions on their days and times of use for school staff to park within the Ocean Beach permit parking zone, the remaining staff members presumably park in unrestricted parking zones in Queenscliff or park within time restricted parking zones in surrounding streets or carparks within Manly.

The school does not offer any off-street parking for students. In the school's last development application, the traffic impact assessment from the applicant indicated that 35 senior students (4% of the school's total enrollment at the time) commuted to school by driving. With the current approved population of 1150, it is reasonable to estimate that 4% of students still drive to school, which equals 46 students. These students would likely park on the street in the surrounding unrestricted residential areas.

Before and after-school drop-off and pick-up zones have been introduced along the school's Iluka Road frontage, and a similar zone was also added along the school's Eurobin Avenue frontage. The later was introduced to cater for parking issues associated with the existing school premises and NOT to support any expansion of the school. The restrictions also address ongoing resident concerns about drop-off and pick-up activity occurring across driveways to residences opposite the school on the northern side of Eurobin Avenue. The Eurobin Avenue drop-off and pick-up zone abuts an extended length of before and after school Bus Zone, which extends over the remainder of the school's Eurobin Street frontage towards Collingwood Street.

Considering the information above, it's clear that the school puts a significant strain on parking. Approximately 117 parking spaces in the surrounding residential areas are constantly occupied throughout the day, in addition to parking restrictions before and after school on the school's frontages. Any growth in student or staff numbers would not be feasible and could not be supported without additional off-street parking on the school premises to accommodate this increase.

For the above reasons, the DA could only be supported on traffic grounds if it was conditioned that student numbers were to be capped at 1150 students and staffing numbers capped at 140 staff. This should be clearly stated in the revised Statement of Environmental Effects (SEE).

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.