

Traffic Engineer Referral Response

Application Number:	DA2020/0431
Date:	24/07/2020
Responsible Officer	
Land to be developed (Address):	Lot 4 DP 7445 , 1129 Pittwater Road COLLAROY NSW 2097

Officer comments

The proposal seeks to introduce a mixed use development comprising:

- 23 boarding rooms
- 2 commercial tenancies
- 21 parking spaces
- 6 bicycle spaces

Traffic:

The site is a 4 storey development with 1 storey of commercial tenancies and the remaining 3 storeys as boarding rooms. The site would therefore act as a 'Medium Density Unit' in accordance with the RMS Guide to Traffic Generating Developments.

Based on the above;

- Boarding Rooms: $24 \times 0.5 = 12$ vehicles in the peak hour
- Commercial: $228.2 \times (2/100) = 4.56 \sim 5$ vehicles in the peak hour

With the convenient access to public transport, a reduction of 20% is permissible in the calculations.

Therefore the total vehicle generation from the site would be considered as: $17 \times 0.8 = 14$ vehicles in the peak hour.

Whilst the report indicates 10 vehicles, the additional 4 expected vehicles in not considered to impact the network negatively. However the report will need to be amended to reflect actual numbers.

Parking:

The following breakdown of parking is required:

- boarding rooms: $(23 \times 0.5) + 1 = 12.5 \sim 13$ Spaces
 - Commercial: $228.2 \times (1/40) = 5.7 \sim 6$ Spaces
- Total: 19 spaces.

The applicant has provided 21 spaces in accordance with their report which is deemed acceptable.

Noting that 2 of the commercial spaces are in tandem, these spaces should be allocated to staff from only of the commercial units.

Car park:

The location of the waiting bay at the ground level is deemed unsuitable. A driver waiting in the proposed location would then have to reverse back into the aisle before continuing down the ramp. Visibility is poor in this location, not to mention the safety concerns with reversing given the poor visibility.

The applicant should provide a more suitable layout for this process to occur at ground level. Noting that there is a surplus of parking, the applicant could consider removing the accessible parking space at ground level to better accommodate a more appropriate waiting bay.

Waste Servicing / Loading:

More detail is required as to where Council's Waste Vehicle is to service the site for the residential related waste bins. **Council's Waste Services Team are required to comment.**

The commercial component is to be serviced by a commercial contractor. The applicant shall ensure the contractor is aware of the dimension restrictions of the site.

Pedestrian Access:

Pedestrian movements within the basement and external to the site are deemed adequate. The applicant will be required to upgrade the footpath on the frontage of the site along Pittwater Road.

Conclusion:

Based on the Car Park concerns raised above, the application cannot be supported in its current form. Amendments will be necessary to accommodate a more appropriate waiting bay and signal interface between the ground floor and basement level.

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.