

Traffic Engineer Referral Response

Application Number:	DA2020/0263
Date:	01/09/2020
Responsible Officer	
Land to be developed (Address):	Lot 4 DP 547022 , 59 Myoora Road TERREY HILLS NSW 2084

Officer comments

Traffic comments in review of amended plans:

The following comments are provided on the revised plans and information provided by the applicant.

Traffic Generation:

The projected traffic generation estimated in the applicant's traffic report (based on the daily customer and staff visitation data at the Brookvale store) is as follow:

- Supplier trucks – up to 1 vehicle per day
- Hardware & General vehicles – up to 4 trucks and 2 utes per day
- Call in Customers: up to 4 vehicles per day
- Potential new customers: up to 8 vehicles per day
- Staff: up to 4 vehicles per day

The traffic generated by the development during the morning and afternoon peak periods is expected to be predominantly related to patron arrivals and departures, therefore the traffic report assumed that the following traffic movements will arrive and depart during the peak periods:

- 30% of patron
- 25% of truck/ute

Based on the above, the following weekday peak hour traffic generation is projected:

- 4 customer vehicles: 8 vehicle trips per hour
- 2 trucks/utes: 4 vehicle trips per hour

Given the location of the site within light industrial zone, the projected total traffic generation of 12 vehicle trips per peak hour is not considered to have adverse impact on the surrounding road network.

Parking Provision:

The traffic report provided by the applicant has provided the following information in regards to the proposed parking provision:

"Council's (Warringah) DCP specifies the following parking criteria in relation to the proposed development elements:

Shop 1 space per 16.4 m² GLFA

Distribution Centre 1.3 spaces per 100 m² GFA

Application of these criteria to the proposed development would indicate the following:

Customer/Sales area 77.3 m² 4.7 spaces

Storage/office 165.9 m² 2.2 spaces

Total: 6.9 (7) spaces

The development proposes a total of 6 parking spaces. Given the nature of the business, 2 of these spaces can accommodate one small rigid vehicle and one 10.7m rigid vehicle. 1 space will be designated for the proposed development will be suitable for disabled driver in accordance with BCA requirements.

While the proposed car parking space of 6 spaces is slightly short of Council's DCP requirement of 7 spaces, the remaining car parking demand of 1 space (for staff) can be accommodated within the carpark of 57 Myoora Road site."

Given the above, no objection is raised on the proposed parking provision..

Access:

The largest vehicle proposed to access the site is 10.7m rigid flat tray delivery trucks. The existing 4.3m-wide driveway is proposed to be widened to 5.5m to accommodate the turning path of a 10.7m truck entering and exiting the site.

All vehicles are proposed to enter and exit the site in a forward direction. The truck will reverse into the truck parking space via the on-grade car parking aisle and depart from the site in a forward direction.

The traffic report indicates that the open style fencing and gate designs allow a relatively unobstructed view for exiting drivers to pedestrians on the footpath along the western side of Myoora Road and entering vehicles. There is no detailed information provided on the material of the proposed 2.4m high fencing. The proposed new fencing can be supported subject to provision of adequate clear sight line to the pedestrian for at the exit driveway.

Conclusion:

In view of the above, the proposal can be supported subject to conditions.

Earlier traffic comments:

The proposal is for the use of an existing Industrial Building for the purpose of providing a Warehouse facility that will enable Building and Hardware products to be stored and distributed from the site.

The Statement of Environmental effects indicates that the staff associated with the operation of the warehouse will include four (4) persons being a site Manager and three (3) general workers who will assist in the location and supply of the building products to the building and construction industry.

The existing floor area of 1165 requires the provision of 15 parking space within the site. Whilst the proposal does not alter the existing floor space, the provision of adequate parking spaces to accommodate all staff and visitors parking spaces will be required.

The proposed provision of 3 parking spaces and the removal of the existing loading area within the warehouse resulting in reduction in parking provision is not supported.

The parking area is to be designed to accommodate the maximum possible parking spaces. The car parking shall be sealed and linemarked in accordance with Australian Standards. Also an appropriate loading zone is to be provided within the site to accommodate all loading and unloading activities within the site. A swept path analysis is to be provided demonstrating that the largest truck anticipated to access the site will be able to enter and exit in forward direction.

In view of the above, the proposal is not supported in the current form.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Traffic Engineer Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Pedestrian sight distance at property boundary

A pedestrian sight triangle of 2.0 metres by 2.5m metres, in accordance with AS2890.1:2004 is to be provided at the vehicular access to the property and where internal circulation roadways intersect with footpaths or other pedestrian access areas.

Details demonstrating the above shall be submitted to the Certifying Authority prior to the issue of Construction Certificate.

Reason: To maintain pedestrian safety(DACTRCPCC1)

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Operational Management Plan

An Operational Management Plan (OMP) is required to be prepared and submitted to Council detailing the operation of the development. The OMP shall include, but not be limited to the following:

- Vehicle access and egress.
- Through-site circulation of vehicle movements.
- Management of car parking areas.
- The location and content of directional signage.
- Complaints management.
- Noise management.
- Truck delivery times and methods of control to manage the sequencing of the loading areas.
- Waste management.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To ensure that the development operates with minimum disruption to the surrounding area (DACTRFPOC1)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Enter and Exit in Forward Direction

All vehicles shall enter and exit the site in forward direction.

Reason: To minimise adverse impact on footpath and street at the site frontage (DACTRGOG1)