

Traffic Engineer Referral Response

Application Number:	Mod2022/0230
Date:	07/06/2022
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 881326 , 4 Collaroy Street COLLAROY NSW 2097 Lot CP SP 5367 , 1 Alexander Street COLLAROY NSW 2097

Officer comments

Summary Details

DA2020/1453 was granted approval through the Land and Environment Court.

The approved DA was for demolition of existing buildings on the site and construction of a shop top housing development:

- Residential apartment 34 units
- Retail area 246m² GFA

The approved car parking arrangement comprises 92 spaces and consists of:

- Residential 69 spaces
- Visitors 7 spaces (1 car share)
- Retail 14 spaces
- Motorcycle 2 spaces

Mod2022/0230 has been lodged seeking consent to:

- Reduce retail floor space by 49m² GFA to 197m² GFA
- Reduce retail car parking; and
- Reallocate parking within the car park

Parking:

As per the Warringah DCP, the retail component of shop top housing requires 1 space per 16.4 m² GLFA. The retail area has been reduced from 246m² to 197m². The approved retail parking component was one parking space short of DCP requirements and the proposed retail parking will also be 1 space short in terms of DCP requirements. The retail floor area has however been reduced by 49m² which would equate to a retail parking space reduction of 3 spaces. The original DA was approved on the basis that the visitor parking and retail parking uses would overlap and this was considered acceptable given the proximity to the B-Line bus service and Council carparks at Collaroy Beach. It is also noted that the residential parking component is in excess of the DCP

requirements. The shortfall in retail parking under the modification is not therefore opposed.

The modified proposal includes:

- Residential 69 spaces
- Visitors 7 spaces (1 car share)
- Retail 11 spaces
- Motorcycle 2 spaces

The amended parking provisions are acceptable.

Traffic:

No additional traffic impact due to the modification.

Access, Circulation, and Servicing:

Access, internal circulation, and servicing arrangements will be maintained and are acceptable.

Conclusion

The modification can be approved

Amendment to Conditions

It is noted that consent condition 24 of the Land and Environment Courts Approval will need to be amended to reflect the modified retail car parking numbers, the condition refers to 14 retail spaces and this will need to be amended to refer to 11 retail spaces. The change is not opposed.

All other traffic engineering related conditions are to remain as per those previously approved with two new conditions added relating to preparation and implementation of a development traffic management plan relating to traffic management during the demolition stage of the project

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Demolition Traffic Management Plan

As a result of the site constraints, limited vehicle access and parking, a Demolition Traffic Management

Plan (DTMP) shall be prepared by an suitably accredited person and submitted to and approved by the Northern Beaches Council Traffic Team prior to commencing any demolition work.

Due to heavy traffic congestion throughout the area, truck movements will be restricted during the major commuter peak times being 8.00-9.30am and 4.30-6.00pm.

The DTMP must:-

- Make provision for all construction materials to be stored on site, at all times.
- The DTMP is to be adhered to at all times during the project.
- Specify construction truck routes and truck rates. Nominated truck routes are to be distributed over the surrounding road network where possible.
- Provide for the movement of trucks to and from the site, and deliveries to the site. Temporary truck standing/ queuing locations in a public roadway/ domain in the vicinity of the site is not permitted unless prior approval is granted by Council's Traffic Engineers.
- Include a Traffic Control Plan prepared by an RMS accredited traffic controller for any activities involving the management of vehicle and pedestrian traffic.
- Specify that a minimum fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measures.
- Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes, structures proposed on the footpath areas (hoardings, scaffolding or temporary shoring) and extent of tree protection zones around Council street trees.
- Take into consideration the combined construction activities of other development in the surrounding area. To this end, the consultant preparing the DTMP 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. These communications must be documented and submitted to Council prior to work commencing on site.
- Specify spoil management process and facilities to be used on site.
- Specify that the roadway (including footpath) must be kept in a serviceable condition for the duration of demolition. At the direction of Council, the applicant is to undertake remedial treatments such as patching at no cost to Council.

The DTMP shall be prepared in accordance with relevant sections of Australian Standard 1742 – "Manual of Uniform Traffic Control Devices", RMS' Manual – "Traffic Control at Work Sites".

All fees and charges associated with the review of this plan is to be in accordance with Council's Schedule of Fees and Charges and are to be paid at the time that the Demolition Traffic Management Plan is submitted.

Reason: This condition is to ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems. The DTMP is intended to minimise impact of construction activities on the surrounding community, in terms of vehicle traffic (including traffic flow and parking) and pedestrian amenity adjacent to the site.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Implementation of Demolition Traffic Management Plan

All works and demolition activities are to be undertaken in accordance with the approved Demolition Traffic Management Plan (DTMP). All controls in the DTMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate RMS accreditation. Should the implementation or effectiveness of the DTMP be impacted by surrounding major

development not encompassed in the approved DTMP, the DTMP measures and controls are to be revised accordingly and submitted to Council for approval. A copy of the approved DTMP is to be kept onsite at all times and made available to the accredited certifier or Council on request.

Reason: To ensure compliance and Council's ability to modify the approved Construction Traffic Management Plan where it is deemed unsuitable during the course of the project.