

Traffic Engineer Referral Response

Application Number:	DA2016/0933
Responsible Officer	
Land to be developed (Address):	Lot 51 SP 58961 , 51 / 1 - 5 Collaroy Street COLLAROY NSW 2097

Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m2 or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Councils development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

The proposal is for establishment of a swimming school at unit 51/1-5 Collaroy St, Collaroy. The Statement of Environmental Effects report indicates that the swimming center will operate with maximum of 2 classes at the same time with the maximum capacity of 4 patrons in each class and 2 staff members. The length of classes is proposed to be 30 minutes. There are 4 modules of stacked parking spaces allocated to the premises.

The proposed development application has not provided sufficient information to enable the traffic engineers to assess the proposal. No parking rate is specified in the DCP for the swimming school use, therefore a parking comparison study on the same use is required to identify the parking requirements for the proposal. The study is to considered that with the proposed 30 minutes classes, there will be an overlap for the classes which requires further provision of parking spaces on site.

Also, no information has been provided about the allocation of stacked parking spaces. The stacked parking spaces may be considered subject to allocation of the rear spaces to the staff.

In view of the above, the proposal is not supported on traffic grounds due to lack of information.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

Nil.