

Traffic Engineer Referral Response

Application Number:	DA2022/0410
Date:	28/04/2022
Responsible Officer	
Land to be developed (Address):	Lot 202 DP 707605 , 106 Old Pittwater Road BROOKVALE NSW 2100

Officer comments

The development application is for a change of use of the existing industrial unit at lot 10d/106 Old Pittwater to a high technology industrial use, specifically the development and marketing of multimedia technologies. The intended hours of operation are 8am to 6pm Monday to Sunday when staffing levels will be minimal however showcase events, which are intended to be held in the evenings are proposed to cater for up to 150 clients.

Parking

The site is classified as industrial, and under the Warringah DCP the required parking to serve the use would only be 6 spaces. As noted by the applicant's traffic consultant this underestimates the parking demands associated with the afterhours events. The RMS guide to Traffic Generating Development does not provide a suitable rate for the event component of the development and the applicant's traffic consultant has therefore drawn upon rates quoted in clause 52.06 of the Victoria Planning Scheme for facilities that hold events 'Place of Assembly' which quotes a rate of 0.3 spaces per patron. This approach is considered acceptable and would equate to 45 parking spaces for an event attended by 150 persons

The Traffic and Parking Assessment report advises that there are some 190 offstreet parking spaces at 106 Pittwater Road of which 18 are located outside unit 10D. The 190 parking spaces are not allocated to specific units so the spaces would be available afterhours to cater for parking activity generated by the afterhours events. Although on-street parking activity is high further to the south on Old Pittwater Road (as a result of parking generated by Warringah Mall and other business premises) on-street parking activity near this site has been identified as moderate. In addition parking surveys conducted by the applicants traffic consultant have identified that parking usage within the site is low with only 28, 38, 31 & 14 spaces found to be occupied at 9:30am, 12:30pm, 3:30pm and 6:30pm respectively. Notably, parking occupancy after 6pm was found to be at its lowest. Given the above the parking supply available on site is adequate to cater for the proposed events and the conduct of events catering for up to 150 persons is considered acceptable providing these events are held after 6pm.

Traffic Generation

Daytime operations have been estimated to generate only 2 peak hour vehicle movements traffic movements utilising traffic generation rates quoted in the RMS Guide to Traffic Generating Development for Industry (warehouse). This will have negligible impact on the surrounding road network.

The peak traffic generation associated with the site would be afterhours during events when traffic volumes on Old Pittwater Road are lower. The traffic consultant has estimated the traffic generation associated with an event using an empirical rate of 0.6 trips per patron which is considered reasonable. This would equate to an as 90 additional trips spaced throughout the event. Events are proposed to be

held at a rate of approximately 3 per month and these volumes are considered capable of being absorbed readily by Old Pittwater Road and the surrounding road network given the reduced volumes associated with other uses afterhours.

Loading

There are no specific loading facilities associated with the site and loading/unloading requirements have been assessed as infrequent. Trucks will not need to access the unit and any deliveries can be undertaken by small trucks and unloaded from with the on-site parking area using forklifts. No specific Loading Bay is warranted for this use.

The proposed development is supportable in terms of its traffic and parking impacts

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Event Traffic Management

Traffic management procedures and systems must be in place and practised during the course of events to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems. These procedures and systems must be in accordance with AS 1742.3 2009 Manual of Uniform Traffic Control Devices and Council's Development Control Plans.

Note: A plan for Event Traffic Management is to be submitted to and approved by the Consent Authority.

Reason: To ensure pedestrian safety and continued efficient network operation.

Event staff and client Parking

The applicant is to make adequate provision for parking for staff and clients for the duration of the events. All Staff and Clients are to use the on site parking when available. All necessary facilities are to be provided to accommodate this requirement including wayfinding signage, parking marshalls etc

Reason: To ensure minimum impact of events on local parking amenity.

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

Event Capacity and times

That the number of (customers/visitors/guests/patrons) on the site during events be limited to 150 with events only held between the hours of 6pm and 12am Monday to Saturday

Reason: To ensure that parking and traffic generation impacts of the site are minimised.