

Traffic Engineer Referral Response

Application Number:	Mod2022/0218
Date:	25/07/2022
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 528546 , 1121 Pittwater Road COLLAROY NSW 2097

Officer comments

DA2021/0004 was approved for Alterations and additions to the existing commercial premises and use as a veterinary hospital at 1121 Pittwater Road COLLAROY.

Mod2022/0218 is lodged to seek consent the approved development be amended to incorporate, amongst other components, the following:

The carpark layout within the original DA was to retain whilst including DDA compliant driveway, accessible car park bay, and ramp. The limited dimensions across the site do not accommodate full compliance to AS/NZS 2890.1:2004 Part 2.4.2 angle parking aisle (c), blind aisles without losing 2 existing car parking spaces. Therefore, modification seeks approval for:

- Six (6) parking spaces including one (1) accessible parking for public/patients to ensure members of the public visiting the hospital can park in fully compliant parking spaces.
- Two (2) non-compliant end spaces will be sign posted as 'staff only'. The staff arrive before client consultations begin for the day, and leave after consultations are concluded. So, the aisle width has been increased to offer a greater area for manoeuvrability into the abovementioned 'staff only' spaces.

The car parking layout appears to comply with AS/NZS 2890.1:2004 in all other aspects including driveway/access ramp grades, access, car parking bay dimensions, and pedestrian sight distance at the property boundary.

Traffic:

No additional traffic impact due to the modification.

Parking:

No additional parking requirements or changes due to the modification.

Access and swept paths:

Vehicular access is not modified.

The parking layout is not modified. However, as it is not fully compliant, end spaces will be reserved for staff use only as the existing parking configuration and proximity of the site boundary does not allow for the required 1m end aisle extension for compliance with the Australian Standard. This change is acceptable.

Pedestrian safety:

No concerns.

Conclusion

The proposed modification results in a development which is substantially the same as the original approval granted by Council under DA2021/0004.

The Modification will require the deletion of condition 15 and deletion of clause (f) of condition 21. All other conditions are to remain

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:

Nil.