

Traffic Engineer Referral Response

Application Number:	DA2022/1395
Date:	14/10/2022
Responsible Officer	
Land to be developed (Address):	Lot 2 DP 1241568 , 888 Pittwater Road DEE WHY NSW 2099

Officer comments

The development application seeks approval for a car wash facility to operate within the P2 retail parking area of the mixed use development at 888 Pittwater Road

The car wash facility will occupy 11 existing parking bays (including 2 small car spaces) and will incorporate 2 wash bays, 2 pick up/drop off spaces and 2 vacuum/detailing bays. The proposal is more appropriately located than a similar proposal for a car wash lodged under DA2020/1235 which was refused by Council.

the car wash is located where its operations should not unduly impact upon circulating traffic. The parking studies lodged with the application suggest that there is currently significant spare capacity within the retail parking area during the anticipated peak parking period (Saturday midday) and the loss of 11 parking spaces should not lead to parking supply issues. It is also noted and accepted that the facility is unlikely to be a destination with clients anticipated to be drawn primarily from those undertaking retail trips and parking within the carpark. i.e the car wash will not increase parking demands or, if so, only slightly.

It is noted that the plan of management advises that once the car is nearly ready the customer is called and expected to pick it within 5-10 minutes. If customers are having their car washed while they shop, which is a probable scenario, returning to pick up their car that quickly may be impractical and carwash staff may be required to relocate the car to ensure that drop off/pick up bays or car wash bays are not occupied for extended periods of time by cars awaiting collection. The plan of management will therefore require amendment to include a plan of management for such a scenario.

The application can be supported from a traffic perspective subject to conditions

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

Amended Plan of Management

The Plan of Management shall be amended to incorporate processes to cater for the scenario where a client cannot return to collect their vehicle within a 5-10 minute timeframe of the car wash being

completed and allowing for carwash staff to repark the vehicle in a nearby vacant space for the owners convenience.

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

Reason: To ensure that the development operates with a minimum disruption to circulating traffic.

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

Occupation of parking spaces

The carwash operations shall be confined solely to the 11 parking spaces detailed on the development plans. The barricading, marking or otherwise occupying additional parking spaces for carwash operations is not to occur

Reason: to minimise the impact of the development and ensure adequate parking for other uses