

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2020/0514
<b>Date:</b>	25/08/2020
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 2699 DP 752038 , 1 B Bolingbroke Parade FAIRLIGHT NSW 2094

### Officer comments

#### Proposal:

the development for which approval is now sought is for alterations and additions to the existing development, comprising the following:

- No changes to the existing parking (onsite parking is not currently provided) and servicing arrangements;
- Passive craft storage shed to be built adjacent to the main building with storage capacity for an additional 23 'boats'.
- Retention of the existing 39 commercial moorings;
- A kiosk which is ancillary to the proposed development;
- Three (3) existing slipways are to be decommissioned and replaced by decking;
- Upgrade of small shed adjacent to existing slipways;
- New decking area adjacent to existing driveway;
- Upgrades to existing toilets and shower facilities;
- Construction of a new floating pontoon and gangway; and
- Minor renovations to the existing three (3) bedroom residence.

#### Parking:

The applicant has identified the following usage rate of the boat shed;

- 3.5 per day / 63 kayaks

Based on the above, the increase to 108 kayaks would suggest:

- $3.5/63 \times 108 = 6.1 \sim 7$  parking spaces.

The existing approval has permitted the equivalent of 4 spaces to be accommodated on-street. The new proposal requires an additional 3 spaces. The applicant has not demonstrated adequate parking provisions are available on-street to accommodate the increased over spill.

#### Traffic:

The traffic generation of the site is deemed minor and negligible on the road network.

#### Car Park:

No provision of a car park has been identified. Will need clarification of items raised in 'Parking' to determine if a car park is required.

#### Conclusion:

The application cannot be supported in its current form based on parking concerns raised above.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Traffic Engineer Conditions:**

Nil.