

Traffic Engineer Referral Response

Application Number:	DA2018/1800
Responsible Officer	
Land to be developed (Address):	Lot 101 DP 868560 , 93 McIntosh Road NARRAWEENA NSW 2099

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 proposed development involves the demolition of the existing mixed-use development and the construction of new three storey mixed-use development comprising the following:

- Three retail tenancies providing a total floor area of 233.6m²;
- Two commercial tenancies providing a total floor area of 106.5m²; and
- Nine residential apartments containing:
 - 2 x one bedroom dwellings;
 - 4 x two bedroom dwellings; and
 - 3 x three bedroom dwellings.

The retail and commercial tenancies are proposed to be provided at ground floor level, whilst the residential apartments are proposed to be provided at first and second floor levels.

The site is to be serviced by a single basement parking level, containing 16 parking spaces as follows:

- 2 resident passenger vehicle parking spaces;
- Two residential visitor parking spaces; and
- Two retail / commercial staff parking spaces.

No on-site retail / commercial customer parking is proposed, whereby the existing reliance on the adjoining public parking infrastructure is to be maintained.

Traffic:

The additional trip generation is not anticipated to impact significantly on the operation of the local roads. The traffic Team raise no objection.

Parking:

Parking provisions are in accordance with the DCP. No concerns are raised.

As per previous discussions, the retail parking component is to be permitted to be accommodated on-street. As such, the Traffic Team raise no objection.

Car Park:

The access and layout of the car park are in accordance with AS2890.1:2004. No concerns are raised.

Waste:

No objection raised regarding waste servicing. Council's Waste Team to comment if any further concerns are noted.

Referral Body Recommendation**Refusal comments**

The applicant has not consulted with the Roads and Maritime Services (RMS) regarding implementation of a 40km High Pedestrian Activity Area (40KHPAA). They have noted that it should be considered as part of their report, however Council's discussion with the applicant was that they were to commence discussions with RMS.

The applicant has therefore not complied with Council's original comments. Therefore the Traffic Team cannot support the application in its current form.

Recommended Traffic Engineer Conditions:

Nil.