

## Traffic Engineer Referral Response

<b>Application Number:</b>	Mod2021/0203
<b>Date:</b>	03/06/2021
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 11 DP 1207743 , 1102 Barrenjoey Road PALM BEACH NSW 2108

### Officer comments

The modification application is for increasing the apartments from 4 units to 6 and the retail area from 324m<sup>2</sup> to 409m<sup>2</sup>.

The proposal contains the amendment on the basement car parking level including tapering down a two-way driveway to form a single width ramp in the basement car park, with a signal system proposed to manage the vehicular conflict at the ramp. The amendments in the carpark has resulted in the inclusion of two additional parking spaces, the total parking spaces of 23.

The proposed allocation of parking spaces are per the following:

- Seven (7) retail spaces;
- 14 residential spaces including one (1) disabled car parking space;
- Two (2) residential visitor spaces.

The proposed total parking provision of 23 spaces will result in a parking shortfall of 5 spaces. This is whilst the proposed parking allocation has increased the shortfall to 7 spaces which is not supported. The proposal can be supported subject to the reallocation of the spaces to minimise the shortfall.

Therefore, the proposal can be supported 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**

#### **Allocation of parking spaces**

The total of 23 carparking spaces are to be allocated as follows:

- Twelve (12) residential spaces
- Two (2) residential visitor spaces
- Nine (9) retail spaces including one (1) disabled car parking space

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

Reason: To ensure parking availability for residents in accordance with Council's Development Control Plan.

**Maintenance of signal control system**

The applicant is to include a Section 88E instrument on the title permitting Council to provide direction as to the repair/maintenance of any mechanical/Electrical devices. In the instance where the building manager does not comply with the direction of Council, or fails to address repair/maintenance requirements in a timely manner, Council reserves the right to undertake the repairs and all fees associated will be borne by the building manager.

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

Reason: To ensure the services are maintained in a serviceable state at all times.