

Traffic Engineer Referral Response

Application Number:	DA2024/0946
Proposed Development:	Use of the premises as a restaurant including ancillary use as a function centre
Date:	24/09/2024
Responsible Officer	
Land to be developed (Address):	Lot B DP 329073 , 80 Undercliff Road FRESHWATER NSW 2096

Officer comments

Proposal description: Use of the premises as a restaurant including ancillary use as a function centre

This DA proposes to update the existing restaurant's operating hours to 10am – 12am (midnight), Monday to Saturday and 10am – 10pm Sundays. It also seeks to increase the maximum patron occupancy of the restaurant to a maximum of 50 patrons in the pavilion and a maximum of 100 patrons indoors, but which must not cumulatively exceed 130 patrons at any one time.

It is noted that a Development Application (DA2022/2281) was previously lodged with Council to formalise the existing on-site uses and operation of the Pilu at Freshwater restaurant (Pilu) and it was approved.

The traffic team has reviewed the following documents:

- *Traffic and Parking Impact Statement*, Ref 23148, prepared by TTPA transport planning dated 26 March 2024,
- The *Statement of Environment Effects DA to use the site as a Restaurant and to carry out Fire + Access Upgrades* prepared by PLANNING LAB dated 12 July 2024,
- Amended Plans (Master Set) – Revision B, designed by McINTOSH&PHELPS Architecture Landscape Architecture, dated 12/03/2024,
- *Plan of Management* prepared by PLANNING LAB dated 12 July 2024, and
- Traffic Engineer Referral Response to DA2022/2281, dated 17/4/23 & 22/08/2023.

Notes/comments

- The traffic and parking impact statement prepared by TTPA Transport Planning dated 26 March 2024 responded to concerns raised in the original traffic referral comments.

- As outlined in the Traffic Engineer Referral Response to DA2022/2281 dated 22/08/2023, under the original consent, the developer was required to pay a contribution towards the construction of the adjacent public carpark, with the contribution calculated to be equivalent to the cost (at the time) to construct 28 parking bays. These parking bays were deemed to meet the off-street car parking requirements associated with the approval for the restaurant on the site.
- The developer's Traffic consultant has undertaken a travel mode survey of patrons attending the restaurant for a Mother's Day event at a time when the restaurant was fully booked; this would also be expected to be a time when parking demands on surrounding streets and carparks would be high. On the same day, the traffic consultant also reviewed parking occupancy levels in publicly available parking in adjacent carparks and on streets within 200m walking distance of the restaurant.
- The parking surveys demonstrated that there was a peak demand of some 45 parking spaces occupied out of 50 spaces in the Moore Road carpark, representing little parking availability; however, the parking surveys also found that there were some 161 parking spaces unoccupied in publicly accessible areas within 200m walking distance of the restaurant.
- The travel mode survey also found that for the requested 130 patron maximum, there was likely to be a generated parking demand of some 30 spaces. This slightly exceeds the 28 spaces provided under the original DA approval for a restaurant on the site; however, it is considered acceptable given the demonstrated parking occupancy levels in nearby public parking areas consistent with DCP requirements, which allow for a reduced level of off-street parking to be provided if there is available parking nearby.
- The application of the DCP bicycle parking rates to the proposed Pulu GFA of 497.3m², would equate to the provision of 2-3 secure (staff) and 1 customer bicycle parking space. It is noted that a secure space for bicycle parking for staff is provided on-site inside the locked gate to Undercliff Road adjacent to the service vehicle bay. This area accommodates approximately 4 bicycles.
- The report has provided an analysis of traffic generation associated with the restaurant which is considered reasonable.
- It is noted that servicing for the restaurant will be accommodated on the existing servicing/loading bay accessed off the Moore Road carpark. This is considered acceptable.

On the basis of the above, the traffic concerns outlined in the original referral comments have been addressed and the development 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:

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

Site Occupancy

That the number of (customers/guests/patrons) on the site at any one time be limited to 130 persons.

Reason: To ensure that parking generated by the site does not unduly impact on nearby public parking