

Traffic Engineer Referral Response

Application Number:	Mod2021/0793
Date:	10/12/2021
Responsible Officer	
Land to be developed (Address):	Lot 101 DP 1209504 , 5 Skyline Place FRENCHS FOREST NSW 2086

Officer comments

The proposed modification, in terms of its traffic and parking impacts includes provision for the consolidation of apartments on levels 1,3 & 4 resulting in a reduction in the number of apartments from 55 to 52, and reduction in the commercial floor area from 1758 sqm to 1750 sqm and a redesign of the carparking layers to increase the number of parking spaces in the lower ground and basement levels from 131 spaces to 137 spaces, in increase of 6 spaces. The EIS advises that the number of spaces is increased by 9 to a total of 142 however this is not reflected on the plans.

The development approved under Mod2019/0654 made allowance for 74 residential spaces, 11 visitor space and 46 commercial spaces. This exceeded the total parking requirement of 116 spaces with parking provided in excess of the requirements for each of the residential, commercial and visitor components. The proposed modifications will also result in the parking requirements being exceeded for each component.

The quantum of parking and the revised parking layout have been reviewed and are acceptable in terms of SEPP and Australian Standard requirements.

In terms of traffic generation the modifications will not increase the traffic generated by the development

The modification is not opposed in terms of its traffic and parking impacts and no new conditions are considered necessary

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:

Nil.