

Traffic Engineer Referral Response

Application Number:	DA2023/0045
Proposed Development:	Demolition works and construction of a seniors housing development including basement car parking
Date:	29/05/2023
Responsible Officer	
Land to be developed (Address):	Lot 34 DP 4689 , 36 Bardo Road NEWPORT NSW 2106

Officer comments

The proposal is for demolition works and construction of a two-storey seniors living development comprising of six (6) three-bedroom self-contained independent living units across two buildings. The units are to be constructed over a single basement level providing parking for 12 vehicles.

Access to facilities and services

The Applicant is reliant on Keoride, an on-demand service, to meet the transport service requirements. Keo-ride is not considered adequate under SEPP Housing 2021, as Clause 93 (2)(b)(i), states that the transport service must not be an on-demand booking service for the transport of passengers for a fare. The site is not located within 400m of essential facilities and services, with no new pedestrian infrastructure proposed.

The Applicant must provide a suitable accessible path from the site with the provision of additional pedestrian infrastructure to enable safe access across Bardo Road and convenient pedestrian links to the Gladstone Street bus stops.

Design for Accessibility - Visitor Parking

The proposal provides a total of 12 parking spaces in the basement level car park. The Basement Plan shows that two spaces are designated for each apartment within an enclosed garage, with no proposed visitor spaces. SEPP Housing 2021, Clause 104 (b) of Division 6 Design principles specifies that Seniors housing should provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors. A consent authority must not consent to development for the purposes of seniors housing unless it is satisfied that the design of the seniors housing demonstrates adequate consideration given to the Design principles. The proposal does not provide any convenient on-site parking for visitors and as such, is reliant on on-street parking in Bardo Road. There are existing parking demands in Bardo Road from overflow of parking from residents, who do not have sufficient off-street parking, as well as visitors to the area. The Bardo Road Kindergarten located at No.41 opposite the development also creates additional parking demands in the street.

Two visitor parking spaces are required for the six (6) x three-bedroom self-contained independent living units according to Council's Pittwater 21 DCP and the RTA Guide to Traffic Generating Development. The required two visitor parking spaces can be accommodated within the existing parking spaces and basement car park. Spaces must be clearly marked as 'Visitor' and not behind a

garage door.

Traffic Generation

The future traffic generation has been assessed in accordance with RTA Guide to Traffic Generating Developments (2002). The Traffic Impact Statement estimates that the development will generate a minimum of 6 trips and a maximum of 12 trips and the evening peak hour vehicle trips will be a minimum of 0.6 trips and a maximum of 1.2 trips. The overall traffic generation impact on the existing road network is considered to be low.

The proposal is not acceptable in its current form due to inadequate access to facilities and services, and lack of visitor parking spaces. The Development Application could be considered if additional visitor parking spaces are provided along with new pedestrian infrastructure connecting the site to bus stops in Gladstone Street.

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.