

Traffic Engineer Referral Response

Application Number:	DA2023/1128
Proposed Development:	Demolition works and construction of a Residential Flat Building
Date:	06/12/2023
Responsible Officer	
Land to be developed (Address):	Lot 73 DP 7413 , 27 Redman Road DEE WHY NSW 2099

Officer comments

The development proposes demolition of the existing dwelling on the site and construction of 4 x 3 bedroom apartments with offstreet parking for 4 vehicles and 4 bicycles.

The following comments are made with respect to traffic and parking issues:

Traffic Generation

The development will result in increased numbers of vehicle movements to and from the property however as detailed in the traffic report lodged with the development application the net increase from the site will only equate to two vehicle trips in peak hours.

This level of traffic generation will not impact significantly on the surrounding road network.

Parking

The property lies outside the Dee Why Town centre but within land surrounding the town centre that has an R3 medium density residential zoning. The applicable parking rates are therefore those apply to unit development under the Warringah DCP. i.e 1.5 spaces per dwelling for a 3 bedroom apartment with visitor parking required at a rate of 1 space per 5 apartments. The four units would therefore require $4 \times 1.5 = 6$ residential spaces and 1 visitor space, a total of 7 parking spaces. Even if parking rates for the Dee Why Town Centre were used the development would still require 5.6 residential spaces and 1 visitor space.

The development proposal as it stands is therefore deficient in terms of its level of offstreet parking. Despite the proximity of the development to public transport on Pittwater Road (the development is sited 460-470 m from the north and southbound Dee Why B-Line bus stops). It is considered unlikely that all residents living in a 4 x 3 bedroom apartments would own only 1 vehicle and accordingly, the development would result in an intensification of on-street parking demands in the vicinity. This part of Dee Why already suffers from high parking occupancy with vacant unrestricted parking in Redman Road and Burne Ave often difficult to find.

The development plans should be revised to provide additional off-street car parking to support the parking needs of the residents

Under the Warringah DCP, the development also requires bicycle parking of 1 per dwelling plus 1 space for visitors i.e a total of 5 bicycle parking spaces. the developer only proposes 4 and is therefore deficient in terms of bicycle parking numbers as well.

Although there is no requirement for motorcycle parking under the DCP. The provision of offstreet parking spaces for motorcycles should also be considered to provide for alternate modes of transport.

Vehicle Access and carpark design

The development plans show the property accessed from a single width driveway leading to a ground floor parking area. The parking area appears capable of allowing for the turning of parked vehicles to enable forwards entry and exit from the site via a 3 point turn however this should be confirmed by swept path plots for a B85 vehicle. Sightlines to and from vehicles entering and exiting the carpark will be good and noting the low number of vehicle movements a single width driveway is not opposed.

The driveway is shown graded at 10.4% between the footpath and the carpark. As2890.1 clause 3.3 requires that the grade be no more than 5% across the property line and no more than 2.5% across the footpath. An amended driveway profile between the kerb alignment at the carpark shall be provided demonstrating compliance with the standard.

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.