

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2021/0393
<b>Date:</b>	11/05/2021
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 1 DP 932637 , 41 Pacific Parade MANLY NSW 2095

### Officer comments

The development proposes alterations and additions to an existing dwelling together with a Torrens Title subdivision to create 2 semi detached dwellings. An offstreet parking area for two vehicles, one for each dwelling is to be created.

The existing dwelling on the site has no offstreet parking and residents would therefore rely upon parking on-street. The proposed development will provide one space for each dwelling however in order to provide those spaces 2 parking spaces on street are lost. i.e there is no net gain in parking and while the development provides a benefit for residents of the subject site this comes at the expense of parking availability for other residents of the street.

The DCP requires 2 parking spaces for a dwelling but allows for only 1 parking space to be provided if it would adversely impact upon the streetscape. It is noted that the proposed parking spaces are sized well in excess of the widths required under AS2890.1 and that the parking area is almost wide enough to permit 3 vehicles to park. If the parking area were widened by (0.24m) to achieve a width of 7.8m, the parking area would be capable of accommodating 3 parking spaces of 2.7m, 2.4m and 2.7m which would be compliant with width requirements of AS2890.1 section 2.4.1 (b) ii. This would make the development more supportable and result in a net gain in parking supply. If this amendment to the plans were made there would be traffic objections relating to the development

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.