

Traffic Engineer Referral Response

Application Number:	Mod2023/0720
Proposed Development:	Modification of Development Consent DA2022/1000 granted for Demolition works, alterations and additions to existing buildings and construction of new mixed use buildings including 2 levels of basement and stratum subdivision
Date:	03/04/2024
Responsible Officer	
Land to be developed (Address):	Lot 101 DP 1247422 , 22 Wentworth Street MANLY NSW 2095 Lot 100 DP 1276056 , 19 - 21 South Steyne MANLY NSW 2095

Officer comments

Proposal description: Modification of Development Consent DA2022/1000 granted for Demolition works, alterations and additions to existing buildings and construction of new mixed-use buildings including 2 levels of basement and stratum subdivision.

The proposal is for alterations and additions to the Centre for Country Kids (CCK) building, as well as partial demolition, alterations, and additions to the Drummond House, and construction of mixed-use buildings that will incorporate residential apartments, retail/ commercial uses, hospital/ medical uses, and associated guest accommodation with basement parking and landscaping.

The traffic team has reviewed the following documents:

- Traffic Impact Assessment (TIA), Project Number 300305176, prepared by Stantec dated 13 December 2023,
- The Statement of Environmental Effects prepared by Boston Blyth Fleming Pty Ltd, dated 21 December 2023,
- Plans (Master Set) – Issue A, Job Number 5899, designed by Murcutt Candalepas, dated 11/12/2023, and
- TfNSW referral letters (ref: SYD24/00148 dated 09 February 2024.

Traffic team notes:

- The modification development comprises of 58 residential apartments, the existing CCK Building and Drummond House (6,048m² GFA), 2,691m² GFA of commercial/ retail space and two basement levels of car parking with 213 spaces.
- The main change in the layout of the building from a transport perspective is the modification made to the basement which has pulled back part of the northern and southern basement walls from the property boundaries, resulting in a reduction in the size

of both basement levels. Additionally, the total area of commercial/retail floor space has been reduced to 2,691m² GFA from the originally DA approved 2,706m² GFA.

- The modification plans propose a total of 213 car parking spaces, which is a reduction of four (4) parking spaces compared to the approved DA plans. The total parking provision, however, continues to comply with the Concept Approval requirement of a minimum of 184 spaces. The modified plans and proposed amendments meet or exceed the DCP parking requirements for all development uses. The modified layout resulted in a provision of 89 residential parking spaces, inclusive of 5 visitor parking spaces. Therefore, the DCP requirement of 86 residential spaces is exceeded. A total of 50 parking spaces have been provisioned for CCK and Drummond House to meet the previously approved provision. A total of 69 spaces have been provided for use by the commercial and retail spaces. This decrease in commercial and retail parking supply (by 1 space in comparison to the approved DA) meets/exceeds the DCP parking requirement of 68 spaces.
- Five (5) visitor parking spaces have been proposed which is under DCP requirements by 5 spaces. The visitor parking shortfall of 5 spaces can be addressed by reallocating some of the excess resident parking on site. This will be conditioned.
- The modified basement plans provide an increase in tandem parking spaces from the approved DA. Previously, the approved DA plans had eight (8) tandem spaces allocated to commercial tenancies, but this modification resulted in a total of 17 tandem spaces. As per the Traffic report, the commercial tenancies will manage and allocate these spaces. This parking arrangement is deemed acceptable, provided that the rear tandem parking spaces are assigned for retail staff, and the front tandem parking spaces are reserved for retail customers. This will be conditioned.
- The modified plans include the provision of four (4) commercial accessible parking spaces (including two existing accessible spaces in the CCK basement which will be retained). The commercial accessible parking requirement is exceeded. The modified plans continue to propose 15 adaptable units, the modified plans include a total of 15 residential accessible parking spaces. The residential accessible parking requirement continue to be met.
- The modified parking layout shows a provision of 120 bicycle parking spaces which exceeds the minimum requirement of DCP bicycle parking spaces and caters for alternate travel mode options.
- As per the Pre-Lodgement comments (PLM2021/0262) dated 11 November 2021 and Traffic Referral Responses dated 08/09/2022, the carparking levels will be conditioned to incorporate directional and turning pavement arrows to assist drivers in negotiating their way into and out of and through the carpark.
- A detailed CTMP along with TCPs are also conditioned to be submitted to Council.

Conclusion

The modification application can be supported on traffic grounds. Apart from the conditions outlined above, no new conditions are proposed with all previously imposed conditions in DA2022/1000 to remain in place.

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:**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE****Signage and Linemarking - Internal**

A plan demonstrating appropriate wayfinding signage and markings (directional arrows and signs, Give Way signage and linemarking) for vehicles circulating through the carpark is to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: to aid wayfinding and traffic safety.

Allocation of parking spaces (strata title)

All carparking spaces are to be assigned to individual units. All residential units must be assigned a minimum of one parking space. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

with regards to this:

- the visitor parking shortfall of 5 spaces should be addressed by reallocating some of the excess resident parking on site. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.
- the modification application includes 17 retail/commercial tandem spaces. The rear tandem parking spaces are to be assigned for retail staff, and the front tandem parking spaces are reserved for retail customers.

Reason: To ensure parking availability for residents, visitors, retail staff and retail customers in accordance with Council's Development Control Plan.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**Landscaping adjoining vehicular access**

The applicant must ensure that the planting chosen for any land immediately adjacent to the driveway and adjacent to any driveway intersections must not exceed a height of 1,140mm

Reason: To maintain unobstructed sight distance for motorists.