

Terraffic Pty Ltd

Traffic and Parking Consultants

ABN 83 078 415 871

25th October 2024

Ref: 22016

The General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

Dear Sir/Madam,

**DA2024/0460: PROPOSED MIXED USE DEVELOPMENT
1-3 GONDOLA ROAD, NORTH NARRABEEN**

I refer to Council's letter to Mackenzie Architects International dated 28th August 2024 regarding the abovementioned development application.

Following Council's comments, the proposed shop top development has been amended to comprise 2 commercial suites with a combined floor area of 348.48m² and 12 residential units (2 x 2 bedroom units and 10 x 3 bedroom units includes 3 adaptable units).

The modified proposal is served by a 2 level basement carpark containing a total of 35 off-street parking spaces comprising 23 resident spaces, 3 visitor spaces and 9 commercial tenant spaces. A loading bay is also proposed on the upper basement level that can be accessed by the Australian Standard B99 vehicle (vans) only. The loading bay will also contain car wash facilities for residents. The development will also be served by 2 motorcycle spaces in the lower basement and 10 bicycle racks located over both basement levels.

The vehicular access to the site is via a 5.5m wide combined entry/exit driveway off Minarto Lane. The driveway now retains this width to the upper basement level that contains the commercial and visitor parking. A single lane ramp will connect to the lower basement that will contain the 23 resident parking spaces. As requested by Council, a traffic light system is proposed to control resident traffic with residents using a remote control to raise the security roller door on the ramp.

The concerns raised by Council's traffic section have been addressed in a revised Traffic and Parking Assessment dated 25th October 2024. These concerns have been addressed as follows:

Parking Provision

As noted above, the modified proposal is served by a 2 level basement carpark containing a total of 35 off-street parking spaces comprising 23 resident spaces, 3 visitor spaces and 9 commercial tenant spaces. This provision represents a shortfall of only 2 residential spaces

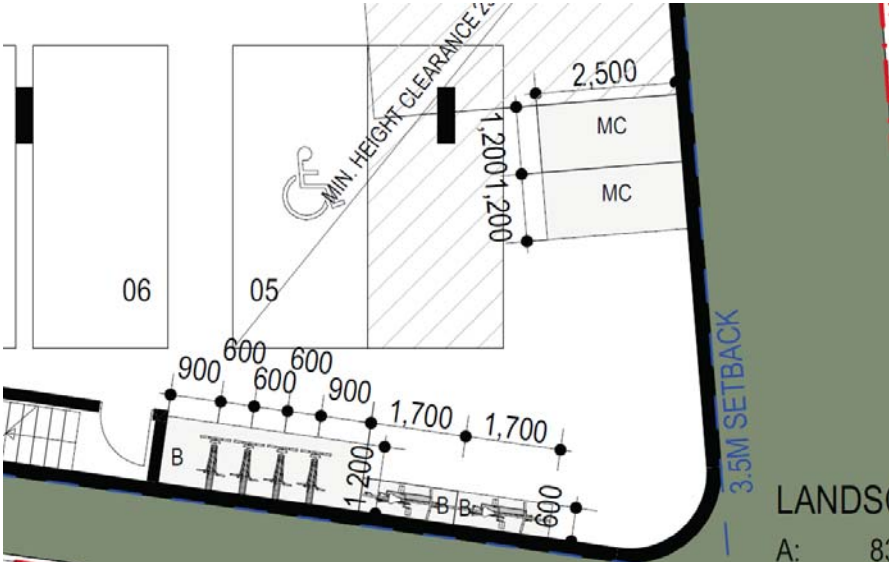
comprising 1 resident space and 1 visitor space when calculated in accordance with the Council DCP.

This shortfall in the DCP requirements is considered very slight particularly as the parking provision clearly exceeds the SEPP/RMS Guidelines that only require 20 residential parking spaces (refer to the Parking Section in the revised traffic Report)..

It should be noted that Council’s Traffic Section also accepts a slight shortfall in parking as noted in the Traffic Engineering Referral Response. Parking accumulation surveys are not considered warranted for such a small shortfall.

Motorcycle Parking

The 2 motorcycle spaces in the basement are 2.5m x 1.2m in compliance with CFause 2.4.7 of AS/NZS2890.1:2004.



Bicycle Parking

As noted in Chapter 2 of the updated Traffic Report, the proposal only requires 8 bicycles to comply with the DCP whereas 10 bicycles have been provided. Of that bicycle provision, 3 have been provided in a horizontal alignment and 7 in a vertical alignment.

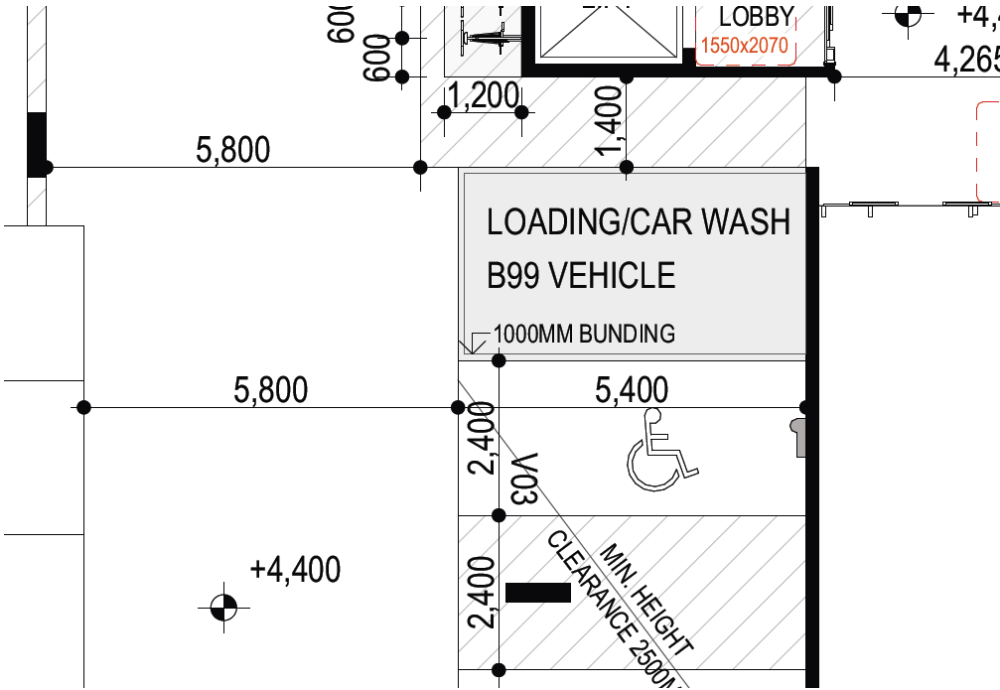
Disabled Parking

The disabled parking provision has been designed to satisfy AS2890.6:2022. It is envisaged that a condition of the consent will require a compliance check for the Construction Certificate.

Vehicle Access to the Basement and Removalist Vehicles

The proposal provides a combined loading bay/car wash bay in the upper basement that can accommodate the Australian Standard B99 vehicle (Ford Transit Vans). As noted by Council’s traffic section, signage will be required at the entrance to the carpark restricting

access to vehicles no larger than the B99 vehicle. This will include signage indicating the available height clearance. Larger commercial vehicles and removalist vehicles will therefore be required to park on-street as is common practice with residential flat buildings.



Vehicle Swept Paths

As noted above, vehicular access to the site is via a 5.5m wide combined entry/exit driveway off Minarto Lane. The driveway now retains this width to the upper basement level that contains the commercial and visitor parking.

This modification has substantially improved manoeuvrability in the carpark, particularly for residents accessing the lower basement. Swept paths have been provided in the revised Traffic Report to address Council’s concerns.

Council has also requested swept paths for spaces located at dead end aisles. The parking layout has been modified to reduce the number of dead end aisles. Furthermore, the parking spaces in dead ends have been converted to disabled parking/shared zones in order to maximise the manoeuvring area for vehicles accessing those spaces.

The swept paths of vehicles accessing the 5.5m wide two-way ramp from Minarto Lane are not considered necessary as Minarto Lane operates on a one-way southbound basis and there are security roller doors opposite the proposed driveway that serve 1483B and 1485 Pittwater Road. These roller doors restrict parking directly opposite the proposed driveway.

Ramp Grades

For drainage purposes, the access driveway rises from the boundary (RL2.00) to a crest at RL4.40. The first 6.0m of the access driveway from the boundary has an upgrade of 10% as per the requirements in Clause 3.3(a) of the Standard for User Class 1, 1A and 2 parking facilities. If required by Council, this 10% grade can be increased to 12.5% for a distance of 4.8m and comply with the Standard.

Access to the Parking Area

It is envisaged the all residents and commercial tenancies will be provided with remote controls to access the parking levels. Rather than providing an intercom, visitors can easily call the resident or tenant requesting access to the basement. A traffic light system is also proposed for access to the lower basement.

Traffic Generation

As the vehicle access has been modified to provide a two-way ramp from Minarto lane to the upper basement, Council's concerns with regards to the contra flow of commercial and resident vehicles accessing the site has been resolved. There is no longer a need for vehicles to give way to each other on a single one-way ramp.

Should you wish to discuss this matter further, please do not hesitate in contacting Michael Logan on 0411 129 346 during normal business hours.

Yours faithfully



Michael Logan *MTraff* (Monash University)
Director
Terraffic Pty Ltd