

Traffic Engineer Referral Response

Application Number:	Mod2022/0717
Proposed Development:	Modification of Development Consent DA2021/2034 granted for *Demolition of the existing dwelling house and construction of a residential flat building containing 5x3 bedrooms dwellings and basement carpark*
Date:	09/02/2023
Responsible Officer	
Land to be developed (Address):	Lot 50 DP 705739 , 30 Fairlight Street FAIRLIGHT NSW 2094

Officer comments

The applicant seeks to vary consent condition No. 72 which requires that
 “The development is to maintain the following parking allocation for the life of the development:

- a. 8 x residential parking spaces, with a minimum of 1 space per unit, and inclusive of 1 disabled parking spaces
- b. 2 x residential visitor spaces,

The developer wishes to amend the above so that there will be 9 residential spaces and 1 visitor parking space.

It is noted that the DCP requirements for the site require 7.5 residential spaces and 1.25 visitor spaces. The proposed modification therefore results in a minor undersupply of 0.25 of a visitor parking space which is considered to be of minimal impact. In addition, as condition No.67 has also been applied to the DA approval preventing residents/tenants from obtaining resident parking permits, it is reasonable to allow for the extra offstreet residential parking space, leaving the time restricted on-street parking more available for additional visitors.

The proposed change is not opposed on traffic engineering grounds

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:

Nil.