

Traffic Engineer Referral Response

Application Number:	DA2020/0142
Date:	07/04/2020
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 76807 , 29 - 33 Pittwater Road MANLY NSW 2095

Officer comments

The development is for alterations and additions to an existing mixed use development at 29-33 Pittwater Road.

This development application proposes a new third floor level comprising 4 x commercial suites with a gross floor area of 260sqm. There is also a small increase to commercial space on the ground floor bringing the total increase in commercial floor area to 296 sqm. There is therefore an additional parking requirement of 7.4 spaces (rounded up to 8 spaces).

The existing approved development on the site (not yet commenced) requires 11 spaces plus a delivery space. These are to be provided by way of 8 parking spaces on site together with a section 94 contribution paid in lieu of the other 3 spaces. The total parking requirement for the site is therefore 11 spaces and a delivery space for the existing approved development plus 8 additional spaces i.e 19 spaces plus a delivery space. The developer proposes to provide 11 parking spaces plus a delivery space noting that section 4.2.5.4 of the Manly DCP requires developers to provide a maximum of 50% of parking on site with the remainder to be accommodated by way of section 94 contributions.

In this respect, the Manly Development Control Plan 2013 (MDCP) provides for the Manly Section 94 Contributions Plan 2004 to collect development contributions in lieu of shortfall in on-site parking to fund the delivery of public car parks. However, on 13 July 2019 the Manly Contributions Plan was repealed by the Northern Beaches Section 7.12 Contributions Plan. This Plan does not identify the delivery of any additional parking spaces/public parking stations in its Works Schedule. In this respect, contributions in lieu are no longer accepted for shortfalls in car parking provision. Any parking needs required for the development must therefore be provided on site and applications determined on merit.

In this case, the 3 additional parking spaces provided on site are proposed to be provided by way of mechanical car stackers. The use of mechanical car stackers is not generally supported and in this case it is considered that the use of car stackers is likely to result in congested conditions and delays within the carparking area and possibly on street while drivers wait for stacker units to be vacated and access cleared. The additional 3 spaces even if approved would still leave a shortfall in parking of 5 spaces. The shortfall in parking at this location, where there are high on-street parking demands is also considered unacceptable and the 8 additional spaces required for this development application should be accommodated on site. Given the lack of space, this is considered infeasible and given the above, the development application is not supported.

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.