

Traffic Engineer Referral Response

Application Number:	DA2022/0448
Date:	06/07/2022
Responsible Officer	
Land to be developed (Address):	Lot G DP 408223 , 7 Cooleena Road ELANORA HEIGHTS NSW 2101

Officer comments

The proposal is for subdivision of the existing single lot into two lots. The front lot (lot1) will be partially demolished i.e removal of the existing garage with two new parking spaces to be created at rear of Lot 1 to provide parking for that lot.

Under the Pittwater DCP a two or more bedroom dwelling is required to provide 2 parking spaces. The subdivision plans make appropriate provision to maintain the two parking spaces to support the existing dwelling on lot 1. It is noted that these two spaces are sized in accordance with AS2890.1 and will enable forwards entry and exit from each space space.

It is however noted that development approval for a secondary dwelling in the subfloor area of lot1 has previously been granted. Under the Pittwater DCP the secondary dwelling would require an additional parking space to be provided (i.e 3 spaces in total) however during the assessment of the relevant DA it was deemed unnecessary at the time as parking for additional vehicles was available in a tandem arrangement on the driveway. This would no longer be the case if the subdivision were to proceed as the driveway would need to kept clear to enable access to the rear lot. It is understood that the applicant still intends to proceed with construction of the secondary dwelling and provision will therefore be required for a third offstreet parking space to support the secondary dwelling.

At this stage no development application for construction of a dwelling on lot 2 has been received however parking in line with DCP requirements would be required on that lot.

The turning path plots provided with the DA application show that vehicles manoeuvring into and out of the parking spaces are required to encroach into lot 2. It will there be necessary to ensure that there is a right of carriageway in place in favour of lot 1 over the portion of lot 2 that is required for turning.

Amendment to the plans to show:

1. a third parking space on lot 1 and
2. additional information noting the intent to create a right of carriageway and
3. marking the extent of the right of carriageway on the plans

is required prior to further assessment of the plans

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.