

Traffic Engineer Referral Response

Application Number:	Mod2023/0567
Proposed Development:	Modification of Development Consent DA2022/0145 granted for Demolition works and construction of a mixed-use development comprising a residential flat building and shop top housing, basement parking, lot consolidation and torrens title subdivision.
Date:	05/01/2024
Responsible Officer	
Land to be developed (Address):	Lot CP SP 32072 , 812 Pittwater Road DEE WHY NSW 2099 Lot CP SP 32071 , 4 Delmar Parade DEE WHY NSW 2099

Officer comments

The proposed modification reduces the commercial/retail floor space from 817m² to 746.7m² and reduces the number of residential apartments from 219 to 218. The parking requirements for the modified DA are 233 residential spaces, 44 residential visitor spaces and 19-31 commercial/retail spaces. The developer proposes to provide 32 commercial/retail spaces, 258 residential parking spaces and 44 residential visitor spaces, in excess of DCP requirements. 22 accessible parking spaces are proposed to support the 22 adaptable units with one accessible parking space for commercial/retail use and another for residential visitors. 17 bike parking spaces are proposed within the basement and 2 within the public domain area at ground floor level. Residential bike parking will be accommodated within each units storage area. The access arrangements and design of parking bays and carparking areas are acceptable.

There are no traffic engineering concerns with approval of the modification and no changes to the previously proposed conditions of consent

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.