

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2018/1924
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 20 DP 1209801 , Forest Way FRENCHS FOREST NSW 2086

### Officer comments

It is proposed the existing shopping centre will be redeveloped to provide some 21,593m<sup>2</sup> GLA. Demolition of the existing car park will provide new retail area across two levels. Parking (some 741 spaces) will be provided across a rooftop and two basement levels below and above the new retail areas. This excludes the existing 80 spaces in Sorlie Place. These parking levels will be interconnected by internal ramps with access from Forest Way (left in, left out and right out via modifications to the existing pedestrian signals) and Grace Avenue (all movements).

### Referral Body Recommendation

### Refusal comments

#### **Parking:**

The applicant shall not consider the parking available in Sorlie Place as part of the overall numbers. Application of the RMS parking rates for a 21,593m<sup>2</sup> GLA would require approximately 930 parking spaces. The assumptions stated by the applicant's consultant are not considered sufficient. The rates adopted by the RMS are based on parking rates of multiple surveys for multiple shopping centre locations. As such, the rate adopted by RMS of 4.3 spaces/100m<sup>2</sup> is considered the required amount. Any deviation from this will require RMS concurrence.

All parking provisions required must be accommodated onsite and, where sufficient evidence can be provided, an offset using the parking spaces in Sorlie Place may be considered. Currently there is approximately a 200 vehicle shortfall.

Note that the parking in Sorlie Place is deemed public parking and caters also for the school and local residents.

#### **Access:**

The applicant has not considered Councils Pre-lodgement Meeting notes indicating that access onto Forest Way would not be desirable. Review of the access arrangements must be undertaken.

Further note, RMS is to provide comment on the access arrangements.

#### **Traffic:**

The traffic volume assumptions are satisfactory. Upon review of the access arrangements, the applicant will be required to re-assess the impact of the traffic on the local network approaching the state road.

This will need to also take into account the eventual reconfiguration of the intersection of Forest Way and Russell Avenue further north to connect at signals at Naree Road. This will result in the closure of

Russell Avenue in its current location.

Council's Traffic Team cannot support the application in its current form.

**Recommended Traffic Engineer Conditions:**

Nil.