

Our Ref: 21205

05 February 2024

Dee Why 3 Pty & Dee Why 4 Pty Ltd  
Level 25, 88 Phillip Street,  
Sydney NSW 2000

**Attention: Mr Angus Nguyen**

Dear Angus,

**RE: 4 DELMAR PARADE AND 812 PITWATER ROAD, DEE WHY  
SECTION 4.55 (BASEMENT MODIFICATION) APPLICATION TRAFFIC REPORT**

As requested, please find herein The Transport Planning Partnership (TPPP)'s traffic and parking assessment for the above proposed development.

### **Background**

A development application (DA) has been approved by Northern Beaches Council (Council) for a proposed mixed-use development at 812 Pittwater Road & 4 Delmar Parade, Dee Why (Application Number: DA2022/0145).

A Section 4.55 modification is being proposed to provide an additional basement level (Basement 3) for car parking and re-arrange the car park layout within Basement 1 and 2. It is noted that the development yields and the provision of parking spaces will remain the same as the approved development.

The following report assesses the traffic and parking impacts of the amended development.

The architectural plans of the amended layout are provided in **Attachment One**.

### **Approved Development Yields**

A DA (DA2022/0145) of the subject site has been approved for a mixed use development comprising 219 residential apartments and 817m<sup>2</sup> of commercial/retail floor area over a two-level basement car park. The approved development is provided with a total of 334 car parking spaces within the basement car park.

## Proposed Development Yields

The S4.55 application seeks approval to provide another basement level (basement 3) for car parking and a minor modification to the approved Basement 1 and 2 car park layout.

The number of residential units and the commercial/retail floor area remain the same as the approved DA2022/0145. Therefore, 334 car parking spaces are provided within the 3-level basement car park according to the approved development. The loading and access arrangements are to be retained as per the approved layout. The S4.55 and approved development yields are shown in Table 1.

**Table 1: Development Yields**

Land Use / Parking Provision	Approved Development (DA2022/0145)	S4.55 Proposal
Residential	219 units	219 units
Commercial / Retail	817m <sup>2</sup> GFA	817m <sup>2</sup> GFA
No. of Car Parking Spaces	334 car spaces	334 car spaces

## Parking Assessment

As noted above, there are no proposed changes to the development yields. Therefore, the parking requirements of the modified development would remain the same as the approved development.

The S4.55 application will retain the same number of parking spaces, including accessible parking spaces and bicycle parking as per the approved development. Therefore, the proposed parking provision of the S4.55 application is satisfactory.

## Car Park Layout Review

The proposed basement car park and associated access arrangements have been reviewed for compliance with Australian Standard design requirements, namely AS2890.1:2004, AS2890.2:2002, AS2890.3:2015 and AS2890.6:2009.

The residential and employee car parking spaces are designed to comply with Australian Standard Class 1A parking facilities for residents and employees. Class 1A requires car spaces to have dimensions of 2.4m wide by 5.4m long with an aisle width of 5.8m.

The accessible car spaces have been designed in accordance with AS2890.6 which requires a 2.4m wide shared area adjacent to a 2.4m wide car space.

The minimum headroom clearance is to be 3.5m for basement 1 to accommodate a small rigid vehicle and 2.2m for basement levels 2 and 3, in compliance with the requirements of AS2890.1 and AS2890.2.

Ramp grades comply with the requirements of AS2890.1 and AS2890.2, which require:

- a maximum grade of 1:6.5 and change in grade of 1:12 for SRVs
- a maximum grade of 1:4 and change in grade of 1:8 for B99 vehicles
- a maximum grade of 1:20 for car parking modules
- a maximum grade of 1:25 for a service bay.

Any remaining minor non-compliances are expected to be resolved prior to Construction Certification.

### Traffic Impact

The site has been approved for a mixed-use development with commercial/retail located on the ground floor.

The S4.55 modification does not propose to change the development yield. Therefore, the proposed modification will not generate any additional traffic. As such, from a traffic perspective the proposed modification is considered satisfactory.

### Summary and Conclusion

The above addendum traffic report assesses the traffic and parking impact of the amended development at 812 Pittwater Road & 4 Delmar Parade, Dee Why. The key findings of the assessment are:

- The S4.55 application seeks approval to provide an additional basement level and a minor modification to the approved Basement 1 and 2 car park layout.
- The development yields of the proposed development will remain the same as the approved DA2022/0145.
- The proposed parking provision will remain the same as the approved DA2022/0145.
- The loading and access arrangements are to be retained as per the approved layout. Notwithstanding, a review of the access and car park layout has been undertaken which indicates that the layout is compliant with AS2890s, notwithstanding any minor non-compliances that would be addressed prior to Construction Certification.
- The proposed development is not expected to have any net traffic impacts as the development yields will remain the same.

Overall, the traffic and parking aspects of the proposed modification are satisfactory and are consistent with the approved development.

We trust the above is to your satisfaction. Should you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned on 8437 7800.

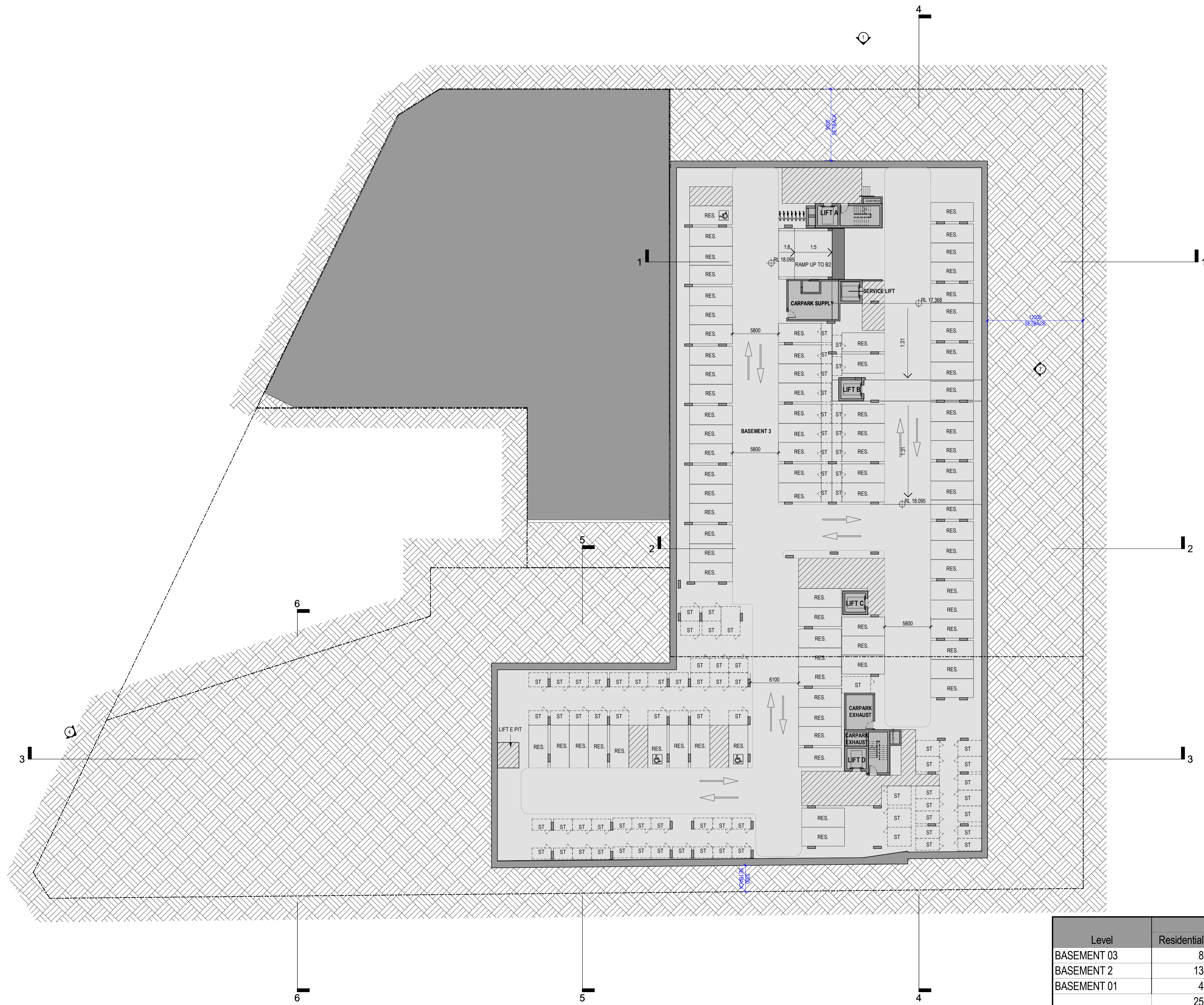
Yours sincerely,

**Ken Hollyoak**  
**Director**

Encl. Attachment One – Architectural Plans

# Attachment One

## Architectural Plans



Level	CARPARKS			
	Residential	Visitor	Commercial	Total
BASEMENT 03	83	0	0	83
BASEMENT 2	135	0	0	135
BASEMENT 01	41	47	28	116
	259	47	28	334

Revisions / A 16.01.2024 MODIFICATION ISSUE

JC

Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd**

Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / **BASEMENT 3**

Project No / **221054**

Date / **16.01.2024**

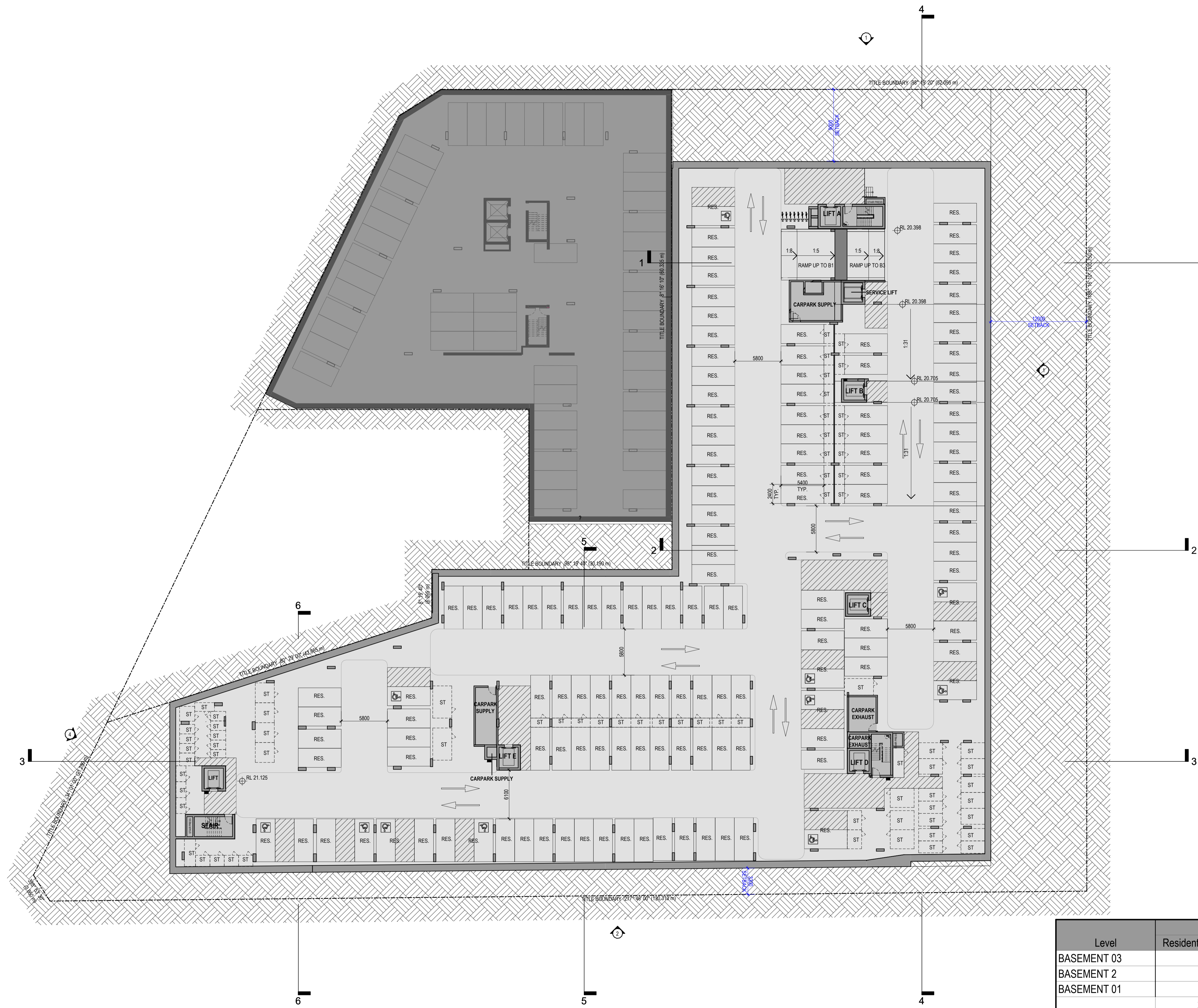
Author / **SV**

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Drawing No. / **TP01.00 A**

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Level	CARPARKS			
	Residential	Visitor	Commercial	Total
BASEMENT 03	83	0	0	83
BASEMENT 2	135	0	0	135
BASEMENT 01	41	47	28	116
	259	47	28	334

Revisions	Date	Description
B	11.11.2022	COUNCIL SUBMISSION
C	07.12.2022	COUNCIL SUBMISSION
D	16.02.2023	COUNCIL UPDATE
E	03.03.2023	COUNCIL SUBMISSION
F	16.01.2024	MODIFICATION ISSUE

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Client / **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd**  
 Project / **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing / **BASEMENT 2**

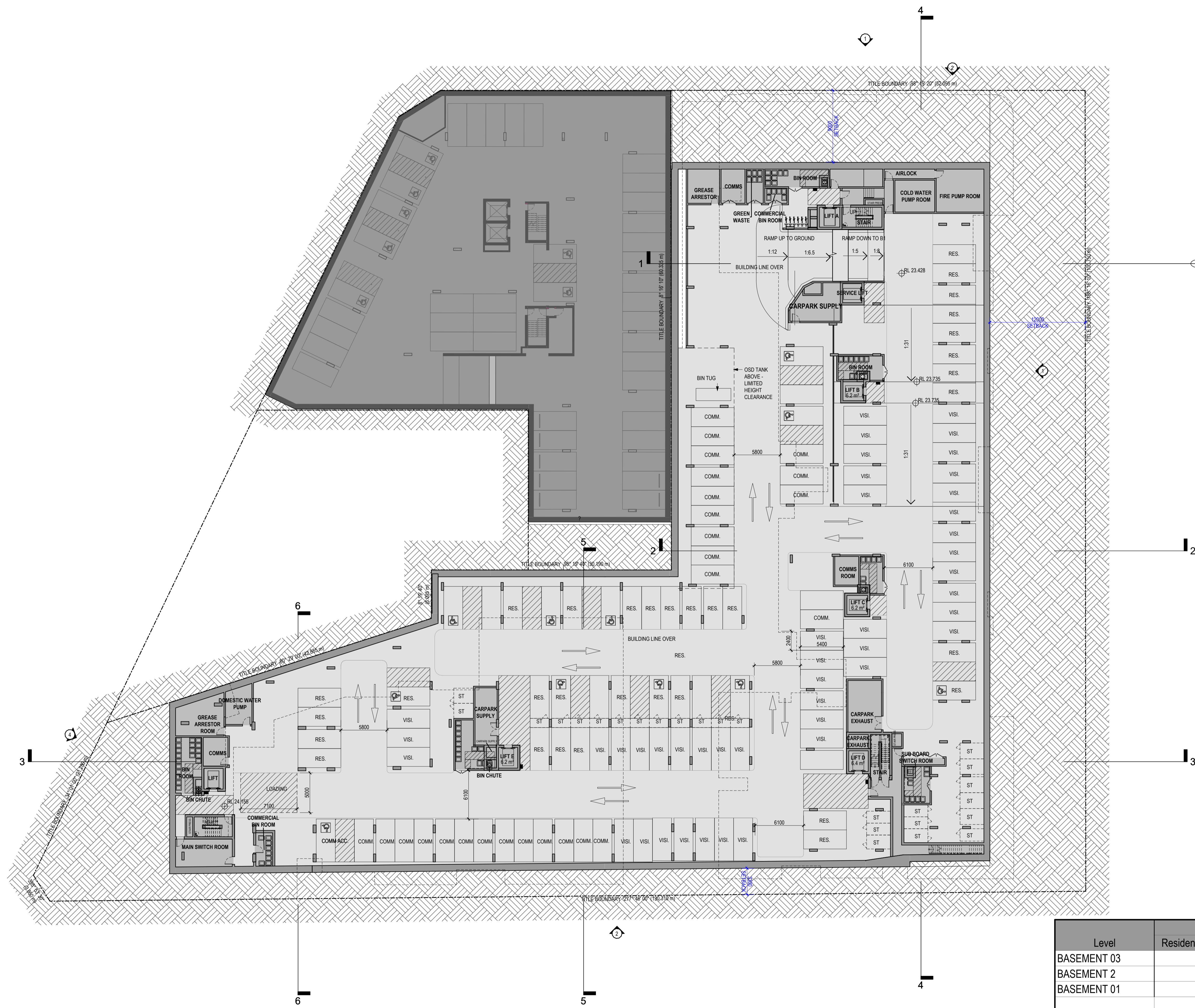
Project No. / **221054** Date / **16.01.2024** Author / **BR** Scale: @ A1 / **1 : 250**

Drawing No. / **TP01.01 F**

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Client **Dee Why 3 Pty Ltd & Dee Why 4 Pty Ltd**  
Project **4 Delmar Pde & 812 Pittwater Rd, Dee Why**

Drawing **BASEMENT 1**

Project No. **221054** Date **16.01.2024** Author **BR** Scale: @ A1 **1 : 250**

Drawing No. **TP01.02 F**

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