

## Traffic Engineer Referral Response

Application Number:	DA2019/1228
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 593980 , 27 - 47 Birkley Road MANLY NSW 2095

### Officer comments

amended comments (10 Dec 2019)

The applicant's Traffic Consultant has provided additional information which details that once the sprinkler pump has been installed three staff carparking spaces will be removed from within the basement carpark. It is also outlined that the carparking provisions will not meet the current SEPP requirements however, as the development is existing and predates the current SEPP, and given that the spaces lost will be staff rather than resident or visitor spaces, there are no traffic objections to approval of the application.

### Referral Body Recommendation

### Refusal comments

original comments (superceded)

The parking study provided to support the application has considered only the usage of on-street parking. It has not provided any information with regard to the adequacy of the existing offstreet parking supply in terms of DCP requirements or considered how the removal of the 3 offstreet spaces will impact upon the availability of offstreet parking for staff, clients and visitors to the premises. It is noted that the site is located in a hilly area and walking to and from the site to parked vehicles will be difficult for persons with mobility issues. As the development caters for seniors this is a matter which needs to be taken into consideration. Further information addressing the above issues is required prior to further assessment of the application

### Recommended Traffic Engineer Conditions:

#### ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

#### allocation of lost parking spaces

the 3 parking spaces which are lost as a result of the installation of the sprinkler pump are to be taken from the parking spaces allocated for staff use

Reason: <to ensure that parking for residents and visitors is not impacted> (DACTRGOG1)