

Traffic Engineer Referral Response

Application Number:	Mod2023/0474
Proposed Development:	Modification of Development Consent Land and Environment Court for DA2020/1351 granted by the Land and Environment Court for Demolition of all existing structures and the construction of a 3 storey shop top housing development.
Date:	23/10/2023
Responsible Officer	
Land to be developed (Address):	Lot 5 DP 229309 , 1 Bilambee Lane BILGOLA PLATEAU NSW 2107

Officer comments

The proposal is for demolition works and construction of a 3 storey shop top housing. Vehicular access is provided via a 6.5m wide combined driveway located in the north-western corner of the site off Bilambee Lane. The main concerns of the proposed modification relate to the removal of an entire basement parking level and the effects on both parking within the site and as well as additional impacts on the existing off-street parking,

The Pittwater21 DCP requires on-site parking requirements for residential parking, visitor parking, accessible parking, motorcycle parking and bicycle storage. Adequate space must also be provided for delivery vehicles and garbage collection at a convenient location. The DCP allows the off-set of on-site car parking requirements with the provision of additional on-street parking facilities over and above existing provisions within the public road reserve. The offset only applies to the visitor parking component of the residential development.

A Parking and Traffic Impact Assessment (PTIA) has been prepared by Stanbury Traffic Planning for the development application. The development contains two retail premises (total 179.1m²) on the ground floor and seven residential units (4 x 2 bedroom unit and 3 x 3 bedroom units).

The report indicates that the required number of residential and residential visitor parking spaces are provided within the basement parking level. A total of 17 parking spaces (14 residential and 3 residential visitor) is provided with no provisions for accessible parking. The proposal does not provide any new additional parking spaces within the public road reserve to off-set the shortfall in on-site parking. On the contrary, the development relies on the existing 90 degree angled parking area in Bilambee Avenue to provide the required six retail parking spaces.

The previously approved development DA2020/1351 required the use of four parking spaces for the shortfall of retail (GFA 436.9m, 15 spaces required, 11 provided on-site) and a loading bay for deliveries in the angled parking area on the Bilambee Avenue site frontage. It should also be noted that the approval included the provision of 'No Stopping' restrictions along the Bilkurra Avenue site frontage, which further removed existing on-street parking.

Given that four required spaces in the angled parking area was allowed to be used to offset parking shortfall under the approved DA2020/1351, no additional loss or reliance on on-street spaces would be supported. The proposed Mod2023/0474 would result in a shortfall of two retail parking spaces if the same concessions were applied. It should be noted that the proposal does not provide any Accessible Parking as required under the DCP. The provision of the necessary Accessible Parking,

requires a Shared Area (1 space), which further reduces the available area and would result in an overall shortfall of three parking spaces.

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.