

Traffic Engineer Referral Response

Application Number:	DA2021/2189
Date:	02/05/2022
Responsible Officer	
Land to be developed (Address):	Lot X DP 405206 , 39 Frenchs Forest Road East FRENCHS FOREST NSW 2086

Officer comments

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The proposed modification to the development approved under DA2015/2091 & Mod 2018/0585 is for the addition of 44 accommodation rooms to the currently approved Hotel accommodation building at the Parkway Hotel. The approved development includes a Dan Murphy's store and a tavern with hotel accommodation building providing 105 rooms. The proposed modification seeks to increase the number of accommodation rooms to 149. The Traffic and Parking impact assessment advises that there will be no additional staff to support the increase in room numbers, The Statement of Environmental Effects advises that staffing numbers may even decrease as spa services have now been removed from the project .

Parking

Warringah DCP 2011 requirements for Hotel or Motel accommodations are:

- i. 1 space per unit, plus
- ii. 1 space per 2 employees, plus if a restaurant is included, add the greater of
 - a. 15 spaces per 100m² GFA of restaurant or function room, or
 - b. 1 space per 3 seats.

The Hotel component of the development is currently served by 164 parking spaces with an additional 38 parking spaces to be provided bringing the total parking for the hotel to 202 spaces, the parking :

Proposed modification = 44 additional accommodation rooms

DCP requirement for additional parking (noting no increase in staff numbers) = 44 spaces

Proposed increase in parking = 38 car parking spaces.

The applicant's traffic consultant justifies the under supply of parking spaces in terms of Warringah DCP parking requirements on the basis of overlapping parking demand i.e a proportion of people using the hotel accommodation would also be visitors to the tavern. These people would not require separate

parking. Therefore, parking demands of the hotel and accommodation would be reduced. The traffic consultant also advises that the peak parking demands of the various uses on the site would occur at different times with the Dan Murphy's use having peak demands during the day on weekends and late afternoons on Thursday/Friday while peak parking demands for the hotel would occur later in the evening on Fridays and weekends. The above argument is accepted and the proposed increase in parking of 38 spaces is considered adequate.

Traffic Generation

Under 'Casual accommodation - Motels' within RMS: Guide to Traffic Generating Developments version 2.2, the vehicle generation rates are:

Daily Vehicle Trips @ 3 per unit = $3 * 44 = 132$ trips

Evening peak hour vehicle trips @ 0.4 per unit = $0.4 * 44 = 17.6$ vehicles per hour two-way

Traffic Generation is acceptable.

The proposed modification is not opposed on traffic engineering grounds with no additional conditions proposed.

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.