

Traffic Engineer Referral Response

Application Number:	Mod2023/0473
Proposed Development:	Modification of Development Consent Land and Environment Court for N0267/16 granted by the Land and Environment Court for Demolition of all existing structures and the construction of a shoptop housing development, comprising 3 commercial units, 20 residential units and off-street parking.
Date:	05/10/2023
Responsible Officer	
Land to be developed (Address):	Lot 171 DP 16212 , 8 Rickard Road NORTH NARRABEEN NSW 2101 Lot 173 DP 16212 , 4 Rickard Road NORTH NARRABEEN NSW 2101 Lot 172 DP 16212 , 6 Rickard Road NORTH NARRABEEN NSW 2101 Lot 174 DP 16212 , 2 Rickard Road NORTH NARRABEEN NSW 2101

Officer comments

The modification includes a reconfiguration of the basement to accommodate 40 parking spaces rather than the 35 spaces approved under DA N0267/16. The total number of parking spaces on the site will increase from currently approved 50 to 55 with the parking layout on the ground floor level remaining unchanged.

The increase in basement parking is achieved by reconfiguring the parking layout including increasing the number of tandem parking spaces from 12 x to 24 spaces. The development mix remains unchanged with 20 residential units (2 x 3 bed, 12 x 2 bed and 6 x 1 bed) with a gross lettable commercial floor area of 440.9m² with the courts approval requiring that each one bedroom unit have one parking space (condition B.16), each 2 or three bedroom unit having two parking spaces (condition B.17), that there be 15 retail visitor spaces (condition B.18) and 6 residential visitor parking spaces (condition B.19) a total of 55 parking spaces is required. The courts approval also requires that each pair of tandem spaces be assigned to the same residential unit.

Although the clause 6.3 of the Pittwater DCP limits tandem parking to 10% of the total supply for 2 or more bedroom units given the constraints outlined above in the court's consent the layout proposed in the modification is not opposed. This will however mean that 12 of the 14 two and three bedroom units will rely upon tandem parking spaces.

The Pittwater DCP requires that 3% of parking spaces be for disabled use. As there are 55 spaces 2 must be for disable use. There are two disabled parking spaces on the modified plans with both being designed in accordance with AS/NZS 2890.6 subject to a shared zone bollard being installed adjacent to each space. This will be conditioned.

For business development, there is a DCP requirement that motorcycle parking at a rate of 1

Motorcycle space for each 100 vehicle spaces is required i.e 1 Motorcycle space is required. The modification plans propose 3 motorcycle bays which is supported.

There is also a DCP requirement for bicycle parking at a rate of 1 rack for each 3 dwellings and a minimum of 4 bicycle racks for the commercial component. This equates to a requirement for 11 bicycle racks. The amended plans do not show sufficient bicycle parking however there appears to be space available within the basement to accommodate the required bicycle parking. This will be conditioned.

Condition B.36 of the court's consent references two visitor wash bays. The modified plans only incorporate one wash bay which is sufficient to meet the DCP requirement however condition 36 will require amendment as follows.

"The car wash bay is to be graded and to drain to the sewerage system. The perimeter of the wash bay is to be suitably bunded to prevent stormwater entering the sewer."

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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Vehicle Access & Parking

All internal driveways, vehicle turning areas, garages and vehicle parking space/ loading bay dimensions must be designed and constructed to comply with the relevant section of AS 2890 (Off-street Parking standards).

With respect to this, the following revision(s) must be undertaken to the parking layout on the plans:

- 34 residential spaces that must be linemarked as "resident only"
- 6 residential visitor spaces that must be linemarked as "residential visitor"
- 15 Commercial visitor spaces that must be linemarked as "commercial parking"
- 1 car wash bays that must be linemarked as "visitor/wash bay"
- 3 motorcycle spaces that must be linemarked as "Motorcycle Only"
- 2 of the parking spaces noted above to marked and signposted for disabled parking
- 11 bicycle racks including pavement marking denoting "bicycle parking"

All spaces to be marked and dimensioned in compliance with the requirements of AS/NZS 2890

These amendment(s) must be clearly marked on the plans submitted to the Principal Certifier prior to the issue of a Construction Certificate.

Reason: To ensure compliance with Australian Standards relating to manoeuvring, access and parking

of vehicle.