

Traffic Engineer Referral Response

Application Number:	Mod2023/0432
Proposed Development:	Modification of Development Consent DA2022/1176 granted for Demolition works and construction of a multi dwelling housing development comprising three (3) dwellings over basement car parking
Date:	18/08/2023
Responsible Officer	
Land to be developed (Address):	Lot 25 DP 11209 , 27 Gulliver Street BROOKVALE NSW 2100

Officer comments

The proposed modifications involve a) an increase if the number of offstreet parking spaces from 7 to 9 including 1 additional resident parking space and one additional visitor parking space b) increasing the carpark aisle gradient from 1:23 to 1:20. There is no accompanying increase in development yield.

The parking supply is in excess of the DCP requirement which, noting the high demand for on-street parking on Gulliver Street is not opposed. The increased gradient within the basement level is not opposed and remains within limits outlined in AS/NZS 2890.1 clause 2.4.6

There are therefore no traffic engineering issues preventing approval of the modification

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.