

## Traffic Engineer Referral Response

<b>Application Number:</b>	Mod2021/0983
<b>Date:</b>	29/04/2022
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot B DP 316404 , 231 Whale Beach Road WHALE BEACH NSW 2107

### Officer comments

the modification seeks to modify the wording of consent condition No.99 which limits patronage and staffing numbers in the ground floor cafe of teh development

The Pittwater DCP Parking requirement for restaurants and cafes is determined on the basis of leasable floor area rather than seating capacity i.e 1 space per 30m<sup>2</sup> GLA, accordingly, amending condition 99 to allow for a capacity of 170 patrons and 18 staff members as opposed to the 66 patrons and 6 staff members referenced in the condition does not alter the parking requirements

Traffic Generation from the site is also determined on the basis of floor area with the RMS Guide to Traffic Generating Development specifying an evening peak hour trip rate of 5 trips per 100m<sup>2</sup> of GLA. This rate was used by the applicant's traffic consultant to calculate the trip generation from the cafe and is accepted as appropriate.

There are therefore no traffic engineering grounds upon which to refuse the proposed modification to consent condition No.99

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.