

## Traffic Engineer Referral Response

Application Number:	DA2020/0272
Date:	14/07/2020
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 166322 , 691 Pittwater Road DEE WHY NSW 2099

### Officer comments

#### General:

The proposal is for a mixed use development comprising;

- a 64 unit / 119 bed Boarding House
- 190.2m<sup>2</sup> of office space
- 81.3m<sup>2</sup> of Retail space
- 3 car parking spaces
- 34 bicycle spaces

#### Traffic:

The anticipated traffic generation from the site is considered negligible on the network with some 20 vehicles being generated in the peak hour.

#### Parking:

The parking supply of 3 spaces is still deemed severely deficient.

The discount of 45 spaces only applies to the office and retail portions of the development as the existing site was of similar use.

The parking requirements of the additional use of the boarding house must be fully accommodated onsite.

Council's Traffic team have reviewed the information provided in the letter prepared by TEF Consulting (dated 17 March 2020). Council's Traffic team do not support the assumptions being made in comparison to 'similar' sites as these 'similar' sites are not deemed similar.

Further, assuming that Council's Traffic team were to support the study undertaken as part of the 'Research Paper by NSW University's City Futures Research Centre', the acceptance of one third of occupants owning a car would result in a need for at least 22 car spaces. This further confirms the fact that the 3 proposed spaces are deficient. Even in the instance where car share would be adopted, where 2 car share spaces are provided, the requirements for 12 regular parking spaces would still be required. And therefore the site simply does not provide adequate parking provisions.

#### Access:

Based on the need for additional parking, the access arrangements will need to be modified. No comment can be provided until suitable plans are resubmitted addressing the parking demand.

#### Conclusion:

Based on the parking demand deficiencies, Council Cannot support the application in the current form.

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.