

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2021/2226
<b>Date:</b>	05/01/2022
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 103 DP 1247294 , 145 Old Pittwater Road BROOKVALE NSW 2100

### Officer comments

The development application is part of stage 2 of the Masterplan approval for the redevelopment of Warringah Mall. The work encompassed by this DA includes:

- conversion of 917sqm of GLFA currently utilised by specialty shops and 1547sqm of GLFA currently utilised by a major shop (target) to an additional 2,250 sqm GLFA allocated for retail use by Harris Farm Market, called a "mini-major" tenant by the applicant.
- reconfigure the loading dock and parking area including making improvements to pedestrian circulation through the carpark

The changes will result in a nett decrease of retail space by 214sqm, and a loss of 3 carparking spaces.

#### Traffic Generation:

As the changes will result in a nett decrease in floor space of some 214sqm, traffic generation as a result of the changes is unlikely to increase and using the existing pm peak traffic generation rate from the centre of 3.7 trips per hour the applicant's traffic consultant estimates that this would equate to an reduction in the order of 8 trips per hour. The above is accepted and there are no concerns with the DA in terms of traffic generation

#### Parking:

The parking and loading dock changes on the ground floor result in no nett change to parking numbers with 18 spaces lost including 3 disabled parking spaces which were not compliant with the current standard. In their place 18 parking spaces including two compliant disabled parking spaces will be created.

On level 1M one parking space has been removed to improve circulation and on level 2 two carparking spaces (both disabled spaces that are not compliant with current standards) are lost to facilitate creation of a proposed plant room. The loss of the three parking parking spaces on levels 1M & 2 is not opposed given the reduction in floor space and the presence of some 4600 spaces to support the parking needs of the centre. There is concern however that the changes will result in a nett decrease in the total number of disabled parking spaces by three. It is considered that these should be reinstated in convenient locations to ensure that the needs of disabled shoppers are catered for.

#### Loading:

The changes to the loading dock will result in the improved access and circulation for delivery vehicles to support the loading/unloading requirements for the new Harris Farm Tenancy. The loading dock is

capable of accommodating forwards entry and exit to each of the three loading dock spaces by an 8.8m medium rigid vehicle as demonstrated by the swept path plots provided by the applicant's traffic consultant. These provisions are adequate to support the tenancy changes proposed by the development application.

Pedestrian access:

The changes make amendments to the pedestrian access arrangements through the carpark which result in more direct pedestrian connections. These changes are supported.

Summary:

There are no significant objections to the proposed changes however the applicant should provide amended plans to show where the three disabled parking spaces that appear to have been lost are to be re-sited prior to further consideration of this development.

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.