

Traffic Engineer Referral Response

Application Number:	Mod2021/1000
Date:	30/03/2022
Responsible Officer	
Land to be developed (Address):	Lot 100 DP 1114910 , 207 Forest Way BELROSE NSW 2085 Lot 100 DP 1114910 , 207 Forest Way BELROSE NSW 2085

Officer comments

Glenaeon Retirement Village Stage 1 was approved by the Sydney North Planning Panel on 1 May 2019, however as part of the conditions, Building D which was proposed as part of DA2018/1332 was to be removed due to the adverse impacts the building would have on a bushland area of the site, including ecology, riparian environment landscaping and stormwater.

The proposed modification is for the removal of 7 on-site car spaces that were associated with Building D. All other details of car parking associated with the approved development of Building A, B & C remain unchanged.

Parking

NSW State Environmental Planning Policy (Seniors Living) 2004 states standards for self-contained dwellings, the parking requirements are:

- i. 0.5 car spaces for each bedroom where the development application is made by a person other than the Department of Housing or a local government or community housing provider, or
- ii. 1 car space for each 5 dwellings where the development application is made by, or is made by a person jointly with, the Department of Housing or a local government or community housing provider.

The visitor parking requirements are:

- i. in the case of development that comprises 6 or less dwellings and is not situated on a clearway—1 space for visitor parking is provided within the development with a maximum parking period of 4 hours, or
- ii. in the case of development that comprises 7 or 8 dwellings and is not situated on a clearway—2 spaces for visitor parking are provided within the development with a maximum parking period of 4 hours for each space.

In accordance with DA2018/1332, it was originally proposed to provide 60 dwellings (26 x 3 bedroom and 34 x 2 bedroom dwellings). The consent was approved with a condition requiring the removal of Building D which accounted for 5 x 2 bedroom dwellings, there will therefore be 55 dwellings

constructed including 26x3 bedroom dwellings and 29x 2 bedroom dwellings.

The parking requirement for the approved development is as follows:

26 x 3-bedroom dwellings @ 0.5 spaces per room = 43.5 spaces

29 x 2 bedroom dwellings @ 0.5 spaces per room = 29 spaces

A total of 72.5 spaces are required.

The approved development provides for a total of 81 parking spaces including:

- 69 spaces within the basement under Building A
- 12 spaces accessed from an internal roadway associated with Building D

The modification of the DA proposes the removal of 7 of the 12 parking spaces accessed from the internal roadway and associated with Building D. As the required parking numbers to support the development will still be available the modification is supportable from a traffic engineering perspective.

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.