

Traffic Engineer Referral Response

Application Number:	DA2021/1375
Date:	12/10/2021
Responsible Officer	
Land to be developed (Address):	Lot 51 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 52 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 56 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 57 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 58 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 59 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100

Officer comments

The proposal is for the extension of the liquor licensed area into the car parking area from 4pm on Friday through the closing time on Sunday. The proposal includes increasing the maximum capacity to 150 patrons while 6 parking spaces are to be removed due to the expansion of the licensed area.

The proposed gross floor areas are measured as below:

- The total gross floor space is 479m².
- The proposed gross floor area for the industrial retail outlet (tap room) is 121m² for the indoor area
- The proposed gross floor area for the industrial retail outlet (tap room) is 73.9m² for the outdoor area

It is noted that the existing use was approved for 36m² of a brewery, 132 m² of tasting room, and a maximum capacity of 70 patrons, while 15 parking spaces were allocated to the use.

Reviewing the proposal, the following concerns are raised:

- Parking provision: Following the receipt of several Artisan Food and Drink proposals, particularly in the Brookvale industrial area, Council's Transport team has been adopting the following parking rate for liquor licensed areas as a consistent approach:

“For premises greater than 120m² GFA (liquor licensed area) the requirement is for 15 parking spaces for every 100m² of the licenced area”

This equates to the proposed licensed area being required to provide 30 parking spaces. Given

the location of the proposed use within an industrial complex, any parking shortfall in allocated parking spaces shall be accommodated within the industrial complex. The applicant is required to obtain and submit to Council a written agreement from adjacent business premises within the industrial complex for the ongoing exclusive use of parking spaces during the proposed extended period. The agreement shall be submitted to Council for consideration. If the above cannot be obtained an alternative option will be to reduce the approved patronage numbers to a maximum of 120 persons.

- Proposed parking layout: the proposed parking layout is not supported due to the following:
 - Disabled parking space: The provision of a mobile disabled parking space is not supported. The disabled parking space must be linemarked and signposted in compliance with Australian Standards AS2890.1:2004 to ensure it is accessible, appropriately sized and always available for use. In addition, installation of a bollard within the shared area as required by AS2890.1:2004 is also considered necessary.
 - Parking space No.1 located adjacent to the temporary fencing raises a safety concern. The space also appears to be non-compliant with Australian Standards due to being very close to the fence/bollards and therefore of inadequate width.
 - A minimum of one parking space is to be allocated as an Uber/Ride Share pick-up/drop off space.
 - The applicant shall provide a dimensioned plan demonstrating a detailed car parking area that includes all parking spaces linemarked and signposted in accordance with Australian Standards. The plan shall clearly denote the parking spaces which will not be in use during the proposed extension to the licensed area. This should include a safe buffer between the car parking/manoeuvring area and the seating area as well as the provision of appropriate separation fencing.

Given that the proposal is for changes outside of the peak traffic period, when traffic volumes in the industrial area are low, the traffic generated is not considered to have adverse impact on the road network.

In view of the above, further information addressing the concerns above is required. The transport team is not therefore in support of the proposal in its currently proposed 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.