

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2020/1674
<b>Date:</b>	04/03/2021
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 1 DP 163214 , 128 Old Pittwater Road BROOKVALE NSW 2100

### Officer comments

The proposed development is for change of use to of the tenancy to an indoor recreation facility.

In accordance with WDCP, the parking requirements for the proposed 570m<sup>2</sup> GFA of recreational facility is 27 parking spaces. Given the location of the premises in close proximity to Warringah Mall and frequent bus services, the rate can be reduced from 4.5 to 3 spaces per 100m<sup>2</sup> resulting in the parking requirements of 17 parking spaces.

The proposal relies on the provision of 4 parking spaces allocated to the premises and the availability of 40 rooftop visitor spaces. However, no information has been provided on the location of the allocated parking spaces and availability of visitor spaces during the peak operation period, which is indicated to be between 3.45pm and 9.00pm. A strata plan should be provided to demonstrate the allocation of parking spaces to the unites and also to demonstrate the existence of 40 visitor spaces in addition to the parking spaces allocated to the other business units.

The proposal does not address pedestrian safety within the site. There is a safety concern raised on pedestrian safety given the premises being located within an industrial complex having trucks movements in and out. There is no separate pedestrian entry to the site and pedestrians have to use the vehicular driveway to access the site. The classes being proposed for kids as well as adults exacerbate the concern.

The traffic implication of the proposed use is not considered to have adverse impact on the road network and is acceptable.

In view of the above, the proposal can not be supported.

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.