

Traffic Engineer Referral Response

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| Application Number: | DA2020/0110 |
| Date: | 16/09/2020 |
| Responsible Officer | |
| Land to be developed (Address): | Lot 12 SP 39226 , 12 / 20 - 22 Cross Street BROOKVALE NSW 2100 |

Officer comments

Manager Review.

The Parking Commentary statement provided by the applicant on 9.9.2020 has been reviewed and the methodology excepted. Whilst the proposed change of use and minor modification application would trigger the need to comply with the DCP requirement, it is apparent that there is sufficient parking available within the 200 metre comfortable walking distance to satisfy the parking demands of the proposed operation.
Conditions provided.

The Traffic generation of the proposed change of use is acceptable given the other nearby uses and proximity to the Westfield entries.

The parking provision needs to be quantified as the allocated 8 spaces and "visitor" spaces within the complex and reliance on the on-street parking to make up the deficiency in parking provisions raises concerns on the impact to the other businesses operating in the vicinity.

Under the DCP requirements 23 parking spaces need to be provided for the proposed usage which means that 15 spaces need to be allocated to allow the proposal to proceed. This provision has not been satisfied other than to say that overflow can be accommodated within the area, including potentially using Westfield car park 200 metres away.

The applicant needs to demonstrate the ability to achieve the parking requirements under the DCP and this needs to be provided in a suitable documented form to the satisfaction of Council.

The proposed is therefore not supported in its current form.

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:

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Allocated Parking Spaces

Parking allocated to this development must be clearly signposted and linemarked as being ofr the exclusive use of this development

Reason: To ensure parking availability(DACTRFPOC1)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Site Occupancy

That the number of customers on the site at any one time be limited to 20.

Reason: To ensure that all parking demand generated by the development can be managed in line with the documentation submitted.(DACTRGOG1)