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PO Box 361, Balgowlah NSW 2093

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General Manager  
Northern Beaches Council  
725 Pittwater Rd,  
Dee Why, 2099, NSW

**Re: Traffic and Parking Study  
Change of Use to a Business Premises (Remedial Massage)  
Level 1 – 28 Lawrence Street, Freshwater**

The report has been prepared to support a proposed change of use to a business premises (remedial massage). The site is apart of Freshwater Village Centre with the premises apart of a combined site of five (5) buildings.

### **Proposal**

The proposed development is for a change of use only for use as a business premises (remedial massage).

The client has provided the following information regarding the business:

#### *Business*

*Mesa is a Massage Therapy and Infrared Sauna studio, a professional offering in a spa environment. We invite our clients to take time to nourish themselves with our holistic approach of modalities and complimentary small range of products that will reflect our values as a business being all organic and sustainable, local where possible naturally adding to the positive experience to encourage self care outside of Mesa's walls.*

*Our offering is: Remedial, Relaxation/Swedish, Deep Tissue/Sports Massage Therapies. Usage of organic natural skin/body care products Infrared Sauna/Light Therapy*

*Small retail: candles, product range used in treatments, jewellery, ceramics, apothecary, tea.*

*Appointment Length: 60/90 minute*

*Website- not available at this time*

*Bookings- will be made through reception, and a new booking system via website facilities*

#### *Hours of Operation*

Proposed hours of operation:

Monday to Sunday 6am – 9pm

#### *Staff*

Four (4) full time employees plus casuals on as needs basis.

Council Car Park – 56 spaces



On-street parking  
 - Lawrence St  
 - Dowling St  
 - Undercliff Rd  
 - Olive St  
 - Albert St

Car Park On-site – 20 spaces

The Premises (Level 1 / 28 Lawrence St)





Subject premises – Level 1 / 28 Lawrence St



The entrance to the on-site car park with 20 spaces – located off Dowling St





On-site car park with 20 spaces.



On-site car park with 20 spaces.

## Parking Requirements

### Warringah Development Control Plan - Appendix 1 Car Parking Requirements

Office and Business	
Use	Requirement
Business park	Apply rates for component uses, i.e. Industry/warehouse or distribution centre component at industry rate; Office premises at office rate (Where office premises is a component of a factory/warehouse distribution centre development, the first 20% of office premises floor area is calculated at the industry rate).
Business premises	1 space per 40 m <sup>2</sup> GFA excluding customer service/access areas, plus for customer service/access areas 1 space per 16.4 m <sup>2</sup> GFA.
Office premises	1 space per 40 m <sup>2</sup> GFA.

The subject application retains the commercial use of the building. The site has been used for commercial uses for many years with google streetview showing the use of level 1 as a chiropractor in 2008 (see below):



It can therefore be assumed that the use of the level 1 premises has been for business/office/commercial uses for many years. As the proposal is for a change of use application only with no changes to the existing GFA of approximately 140sqm, it is safe to assume that the site has a neutral credit for parking, therefore complying with parking requirements.

The proposal for a change of use to a business premises (remedial massage) retains the existing GFA of the premises and the commercial use for the site. It is therefore supported that the proposal meets the relevant requirements for parking, has access to 20 car spaces on-site, along with a Council car park and on-street parking and will not have an adverse impact to traffic and parking within the immediate precinct.

## Parking Options

### *On-site Parking*

20 car spaces - 28 Lawrence

### *Council Car Park*

56 car spaces - public car park

### *On-street Parking*

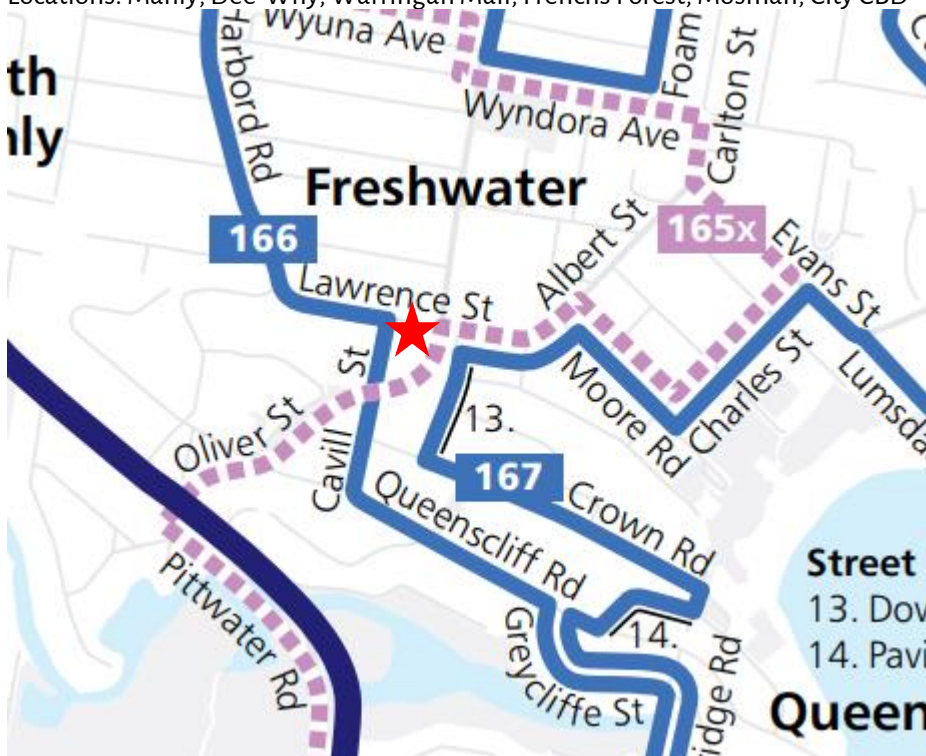
Street parking - 1hr spaces, 1/2hr spaces and all-day spaces

## Public Transport, Cycling and Walking

### *Bus*

Routes: 166, 167 and 165x

Locations: Manly, Dee-Why, Warringah Mall, Frenchs Forest, Mosman, City CBD



The site has access to public transport options with key links to all major centres of the Northern Beaches. The client has also advised that many clients will walk and cycle (with ABS showing a population of 26,000 within the Freshwater/Brookvale area).





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### **Conclusion**

The commercial premises has an existing credit for parking requirements of 3.5 spaces with the proposed use as a business premises requiring 3.5 spaces as well. The proposal will have a neutral impact in terms of parking and traffic generation to the Freshwater Village precinct and therefore is acceptable and will not have an impact to the site or immediate area. The proposal is well supported and meets the relevant requirements for parking, has access to 20 car spaces on-site, along with 56 spaces within the Council car park and on-street parking and will not have an adverse impact to traffic and parking within the immediate precinct.

Kind Regards

***Mathew Quattroville***

Director

Four Towns Pty Ltd