

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2021/0994
<b>Date:</b>	13/07/2021
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 27 DP 1619 , 40 Winbourne Road BROOKVALE NSW 2100

### Officer comments

The proposal is for a change of use to indoor recreational facilities with a floor area of 443m<sup>2</sup>. The front of the lot is occupied by a two-storey building which is not a part of this DA. The proposal includes the provision of 4 at-grade parking spaces.

Traffic generating from the proposal is considered acceptable in the context of the Brookvale industrial area.

The proposed recreational facilities will require the provision of 20 parking spaces to comply with the DCP requirements, however, given its location within the Brookvale industrial area and in close proximity to frequent public transport, the rate of 4.5 spaces per 100m<sup>2</sup> required in the DCP can be reduced to 3 spaces per 100m<sup>2</sup> as per the Transport for NSW Guide to Traffic Generating Developments. On that basis, the parking requirements will be 14 spaces. This is whilst the proposal includes 4 spaces within the site for the staff use. In addition, the lot encompasses another tenancy to which no on-site parking spaces are allocated.

In view of the above, the proposal is not supported in regards to parking provision due to significant deviation from the DCP and no allocation of on-site parking spaces to the other existing tenancy.

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.