

Traffic Engineer Referral Response

Application Number:	DA2019/0338
Responsible Officer	
Land to be developed (Address):	Lot A DP 402556 , 130 Old Pittwater Road BROOKVALE NSW 2100

Officer comments

The application is for the re-use of the existing site as a Dance/Recreational facility accommodating up to 7 staff, 12 students (youth) and 18 students (adult).

Traffic:

The site is not anticipated to produce volumes that will negatively impact the local road network as it operates mostly out of peak traffic periods. No objection is raised.

Servicing:

The commercial premises is serviced by a commercial contractor. No changes to these arrangements is anticipated.

Referral Body Recommendation

Refusal comments

Parking:

The site proposes 9 parking spaces. In accordance with Council's DCP, the site requires 15 spaces. With the allocations of patrons as above, it is anticipated that the a significant portion of attendees will arrive via car. The applicant has not demonstrated any attempt to promote public transport for either the staff or students.

Recommended Traffic Engineer Conditions:

Nil.