

Traffic Engineer Referral Response

Application Number:	DA2019/0597
Responsible Officer	
Land to be developed (Address):	Lot 2 SP 72322 , 2 / 345 Condamine Street MANLY VALE NSW 2093

Officer comments

The proposal is for conversion of the rear duplex of the property at 345 Condamine Street to health consulting rooms comprising two medical rooms.

In compliance with Warringah DCP, car parking requirements for health consulting rooms are three spaces per room, which will require 6 parking spaces to be provided on this site. The premises has one parking space onsite as a single garage. The proposal has relied on the area outside the garage as the second parking space, however should a car park there, the vehicle exiting the neighboring garage will need to exit having a limited width of driveway and the wall located on the western side will limit its sightline to pedestrians approaching the driveway on the footpath. This is not acceptable particularly due to the vicinity of the site to St Keiran's school and school's children walking on the footpath at this location.

The proposal has shortfall of 5 parking spaces, which is a non-compliance with the DCP. A reduction in parking provision could be acceptable in areas with adequate parking availability for a minor shortfall. The proposed shortfall of 5 parking spaces out of 6 parking requirements is considered significant and is not supported.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

Nil.