

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2019/0875
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 10 DP 655639 , 509 Pittwater Road BROOKVALE NSW 2100

### Officer comments

The proposal is for change of use of the existing medical centre on the first floor tenancy with approximately 360m<sup>2</sup> floor space area to a gymnasium. Under the DA, no physical works are proposed to the building apart from signage.

The proposal is for the maximum of 24 clients and 4 staff in attendance at one time.

A car park to the rear provides 15 parking spaces (including 2 accessible parking spaces) of which 9 car spaces are allocated to the subject unit for the exclusive use, and access to the remainder of the spaces available outside core trading hours of the other tenancy. Vehicular access to the carpark is provided via a driveway from Roger Street.

As indicated in the Traffic Report, in accordance with Warringah DCP, the parking requirement for a gymnasium at a rate of 4.5 spaces per 100sqm will be 16 (rounded up) car parking spaces. Therefore, there is a shortfall of 7 parking spaces in compliance with the DCP.

The traffic report has provided the justifications that due to the location of the site in close proximity to public transport, 50% of the total of 28 people would use public transport and then applied the average car occupancy of 1.29 person per car to the 50% (14 people) driving to the site. As a result, the parking requirement has been estimated as 11 spaces, which means there would still be a shortfall of 2 parking spaces.

Given the location of the proposed site within the commercial and retail area and in close proximity to public transport, a reduced parking rate of 3 spaces per 100sqm, recommended in the RMS Guide to Traffic Generating Developments for metropolitan regional area, could be applied to the subject site. This will lead to provision of 11 parking spaces which is equal to the result of above assumptions.

Given consideration to the above assumptions stated in the traffic report but considering the staff excluded from it (parking to be provided for all staff and 50% of patrons with the acceptance of car occupancy rate of 1.29 person per car), the proposal could be acceptable for the maximum capacity of the total of 20 people (including staff and patrons) in attendance at any one time."

It should be noted that expected traffic generating by the proposal is not in excess of the existing approved use of medical centre and is therefore acceptable.

Therefore, no objection is raised on the proposal subject to the following condition.

## Referral Body Recommendation

## Refusal comments

## Recommended Traffic Engineer Conditions:

### DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

#### Maximum capacity

The maximum capacity of the proposed Gymnasium shall be 20 people (including staff and clients) in attendance at any one time.

Reason: To minimise the impact of the parking shortfall on public amenities(DACTRBOC2)