

Traffic Engineer Referral Response

Application Number:	DA2019/0801
Responsible Officer	
Land to be developed (Address):	Lot 907 DP 867091 , 8 Narabang Way BELROSE NSW 2085

Officer comments

Alterations to an approved and partially constructed building and change of use of proposed Unit 1 to a café.

Traffic Comments in review of Traffic report:

The proposal is for change of use of an approved storage unit to a café. It is proposed that the cafe will have the maximum of 2 staff and one parking space is provided. No parking is provided for the customers. It is stated in the traffic report that the proposed café will be considered as an ancillary use and attracts the customers from the business park.

While the proposal does not provide adequate parking spaces in compliance with the DCP, it does not raise a concern on traffic perspective. It is also noted that the café will use the existing vehicular access which result in no changes to the existing access arrangement.

In view of the above, no objection is raised on traffic grounds, subject to the non-compliance with regards to parking provision to be considered by the Responsible Assessment Officer.

Referral Body Recommendation

Refusal comments

The applicant has not identified the traffic generation and parking comparison between that of the currently approved and proposed uses.

Council's Traffic Team cannot approve the proposal in its current form without the necessary information.

Recommended Traffic Engineer Conditions:

Nil.