

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2021/0027
<b>Date:</b>	06/04/2021
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 101 DP 844534 , 20 Grattan Crescent FRENCHS FOREST NSW 2086

### Officer comments

The proposal is for the Demolition of part of the existing kitchen and external stairs, and internal modifications including the extension of the existing kitchen, addition of a deck, and external stairs. The proposed development application includes no information to address the provision of adequate on-site parking spaces for the proposed additional seating area. Also, there is no information provided on the provision on-site servicing/delivery area.

It is noted that in 1996 Warringah Council approved the development subject to a condition of consent as follows:

*"The provision of an additional 25 paved car parking spaces to be used solely for car parking purpose. Each car space is to be clearly delineated on-site."*

Despite the above condition of consent, there are currently no formal parking spaces available within the site. Besides, the proposed patio will obstruct access to the southern and western side of the building which is currently being used for servicing of the site and car parking.

The google street view shows that on some Sundays the on-street parking spaces in front of Ararat Reserve, the subject site, and No.18 are fully occupied and there are some adhoc car parking occurred on the grass area within the site as well as Council's reserve area on the southern side of the site. The main parking conflict capacity issue would be on a Sunday when the club is open for lunch. Justification will need to be provided by the applicant as to how the parking matters are to be resolved.

Given the above situation, the proposal cannot be supported in the current proposed form with respect to the lack of car parking and servicing area within the site.

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.