

Traffic Engineer Referral Response

Application Number:	DA2024/1696
Proposed Development:	Use of Premises as a neighbourhood shop and a warehouse and distribution centre including signage
Date:	23/01/2025
Responsible Officer	
Land to be developed (Address):	Lot 2 DP 660085 , 537 Pittwater Road BROOKVALE NSW 2100

Officer comments

The proposed development is for use of the ground floor of the exiting building at 537 Pittwater Road as a shop and warehouse/distribution facility. There are no physical works proposed in conjunction with the development. There are 5 spaces allocated to the unit with the development to be staffed by one person.

Traffic Generation

the development will generate low levels of traffic with the site accessed from an existing driveway off Pittwater Road. There is no alternate road access to the site and it is noted that TfNSW have raised no objections to the driveway remaining in its current location and current dimensions

Parking

The unit has 5 car parking spaces allocated to it located at the rear of the site. In terms of DCP requirements the shop (59m²) has a requirement of 1 space per 16.4m² = 3.6 spaces while the warehouse (100m²) has a requirement for 1.3 spaces per 100m² = 1.3 spaces. The total parking requirement of the development is therefore 4.8 spaces (rounded up to 5) with the available 5 spaces satisfying the requirements. It is noted that the statement of Environmental Effects advises that a maximum of 1 staff member will be present on site and the remaining 4 spaces will therefore be available for customers and deliveries.

These 5 spaces would considered adequate to accommodate staff, customers and deliveries by vans or small rigid vehicles

On the basis of the above there are no traffic engineering concerns with approval of the development application

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Traffic Engineer Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Parking Enclosure

No parking spaces, or access thereto, shall be constrained or enclosed by any form of structure such as fencing, cages, walls, storage space, or the like, without prior consent from Council.

Reason: To ensure accessibility is maintained.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Allocated Parking Spaces

Parking allocated to this development must be clearly signposted and linemarked as being for the exclusive use of this development with 1 space to be marked for "staff" and 4 spaces marked for "visitor" parking. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

Reason: To ensure parking availability.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Vehicle Parking

The car parking area shown on the approved drawings must be used for vehicle parking only. Loading and unloading of vehicles and delivery of goods to the land must be carried out within the site. Any loading or unloading of materials of potential environmental damage must be appropriately bunded with adequate spill response equipment in place to ensure nil runoff from the site.

Reason: To ensure the safety and amenity of the general public using public streets, and to ensure the protection of the environment from spillage of materials.