

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 provide 2 parking spaces within the site including a garage and a car spaces in front of the garage.

The Development Assessment Officer is to consider the shortfall of 4 parking spaces (67%), 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. It should be considered that, should any customer spaces be provided, all vehicles are to enter and exit the site in forward direction.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

Nil.