

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2021/0994
<b>Date:</b>	19/08/2021
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 27 DP 1619 , 40 Winbourne Road BROOKVALE NSW 2100

### Officer comments

#### Updated traffic comments:

The following comments are provided in review of the additional information (traffic report version 1b), prepared by the applicant's traffic consultant.

The traffic report indicates that based on the operation of a similar use, the peak demand of the proposed recreational facilities will occur after 6pm on weekdays and during weekends when on-street parking has a lower level of demand within the Brookvale Industrial Area.

Reliance on on-street parking can be considered acceptable subject to minimising the parking shortfall during business hours by restricting the capacity of the premises to a maximum of 15 patrons at any one time before 5.30pm on weekdays. It will allow the business to operate at full capacity during the proposed peak demand.

Given the above, the proposal can be supported subject to conditions.

#### Earlier Comments:

The proposal is for a change of use to indoor recreational facilities with a floor area of 443m<sup>2</sup>. The front of the lot is occupied by a two-storey building which is not a part of this DA. The proposal includes the provision of 4 at-grade parking spaces.

Traffic generating from the proposal is considered acceptable in the context of the Brookvale industrial area.

The proposed recreational facilities will require the provision of 20 parking spaces to comply with the DCP requirements, however, given its location within the Brookvale industrial area and in close proximity to frequent public transport, the rate of 4.5 spaces per 100m<sup>2</sup> required in the DCP can be reduced to 3 spaces per 100m<sup>2</sup> as per the Transport for NSW Guide to Traffic Generating Developments. On that basis, the parking requirements will be 14 spaces. This is whilst the proposal includes 4 spaces within the site for the staff use. In addition, the lot encompasses another tenancy to which no on-site parking spaces are allocated.

In view of the above, the proposal is not supported in regards to parking provision due to significant deviation from the DCP and no allocation of on-site parking spaces to the other existing tenancy.

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

### **Hours of operation**

The recreational facilities shall operate with a maximum of 15 patrons at any one time before 5.30pm on weekdays.

Reason: To minimise reliance on on-street parking during industrial area's business hours.