

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2023/0038
<b>Proposed Development:</b>	Use of an existing building as a yoga studio and associated alterations and additions
<b>Date:</b>	24/04/2023
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 1 DP 502152 , 102 Old Pittwater Road BROOKVALE NSW 2100

### Officer comments

### Officer comments

The proposed application is for alternations and additions to an existing building for a proposed fitness studio and café within Lot 1 DP 502152 102 Old Pittwater Road, Brookvale. The existing building is a former canteen building connected with the previous warehouse use of the site. The other developments on site are two two-storey industrial use buildings with shared entry/ exit driveway accessing Old Pittwater Road.

### Parking

The site has a provision for 52 car spaces with one (1) accessible car space. The two other existing developments on the site have been approved with the requirement of 44 spaces, resulting in a surplus of 8 car spaces.

The applicant has proposed the use of such 8 car spaces for their proposed fitness studio and café. The proposed fitness studio would require patrons to pre-arrange access through online booking of a class, allowing predictability of patron attendance and car parking requirements. The proposed café does not have any table service and internal seating; however nine (9) external seats would be provided.

### Gymnasium/ Fitness Studio

DCP requires 4.5 spaces per 100m<sup>2</sup> GPA

Applicant is proposing a 95m<sup>2</sup> studio

DCP requires 4.3 spaces.

### Café/ Take Away Food & Drink Premises

For Drive-in take away food outlet with on-site seating, DCP requires 1 space per 5 seats for internal & external.

DCP requires 2 spaces.

Therefore, the 8 spaces available is sufficient for the proposal.

### **Traffic Generation**

As attendance of the proposed fitness studio is pre-arranged through online booking system, it will lead to vehicular generation predictability. Furthermore, it should be less than RTA's Guide to Traffic Generating Developments rates for gymnasiums due to the controlled environment.

Applicant has predicted the maximum traffic generation for the site to be potentially 10 vehicles per hour.

The impact is envisioned to be minimal on the surrounding road network.

### **Vehicular Access**

The vehicle ingress/egress point remains unchanged via Old Pittwater Road.

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**

##### **Allocation of parking spaces**

carparking spaces assigned to the approved use are to be marked as such on site. A minimum of 8 parking spaces must be marked for use by the Fitness Studio. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

Reason: To ensure parking availability for the Fitness Studio in accordance with DCP requirements.