
Sent: 3/05/2019 8:49:47 AM
Subject: Online Submission

03/05/2019

MS Vanessa Benitez
ST
NSW
vanessa@mmaarchitects.com.au

RE: DA2019/0355 - 5 / 3 Vuko Place WARRIEWOOD NSW 2102

03 May 2019

Northern Beaches Council
Village Park
1 Park Street
Mona Vale NSW 2103

Attention: Penny Wood

Re: DA2019/0355 - Change of Use - Use of Premises as a Recreation Facility

We write this letter on behalf of Planet Warriewood Pty Ltd, affiliated with Warriewood Cinema Centre at 4 Vuko Place Warriewood.

Over time a number of Indoor Recreation facilities have been approved within the business park/industrial developments along Vuko Place. These facilities have been approved based on Council's minimum parking rates, however the reality is that they are approved with insufficient parking.

Gym patrons from these Indoor Recreation facilities continually use the cinema car park on a daily basis significantly impacting on the cinema business, as cinema patrons leave when parking is not available to them. To approve another gym with the proposed number of dedicated car spaces will exacerbate this situation.

Pittwater 21 DCP Section B6.3 Table 1 does not include onsite car parking requirements for indoor recreation facilities such as gymnasiums however states the following:

Development not included in the above table

The minimum number of vehicle parking requirements must be determined using the appropriate guidelines for parking generation and servicing facilities based on development type comparison based on the Roads and Maritime Services Guide to Traffic Generating Development or analysis drawn from surveyed data for similar development uses. Provision must be made within the development site for access and parking of all service vehicles

servicing the site, visitor parking and parking for people with disabilities.

We have referred to the Roads and Maritime Services Guide to Traffic Generating Development document where under Section 5.9.2, the required rate for a gymnasium is:

4.5 spaces per 100m² GFA

Therefore based on 166m², 7.47 cars are required, rounding up to 8 car spaces. Therefore the 4 car spaces provided in this proposal is inadequate.

The four car spaces proposed in this development will facilitate the parking required for the proposed 2-3 staff members leaving 1-2 car spaces for gym patrons which will not be sufficient. Based on current trends gymnasium patrons will then look to park elsewhere i.e. cinema car park, adding to the existing problem being faced by the cinema.

The proposed hours of operation would allow this facility to be open during peak cinema periods, therefore the lack of parking will impact on the cinema.

We ask Northern Beaches Council to consider the above when assessing this application and perhaps provide some advice on how Warriewood Cinema may manage patrons from the other approved Indoor Recreation Facilities using the cinema car park.

Kind Regards,
Vanessa Benitez
B.Arch.(Hons1), B.Sc.(Arch), Registered Architect ARBN 7446, RAIA
MM Atelier Architects