

Traffic Engineer Referral Response

Application Number:	DA2022/1542
Proposed Development:	Alterations and additions to a Registered Club to enable the permanent use of an outdoor dining area
Date:	03/02/2023
Responsible Officer	
Land to be developed (Address):	Lot 52 DP 1237461 , 80 - 82 Mona Vale Road MONA VALE NSW 2103

Officer comments

Additional comments - 3/2/22

The applicant has now provided the requested post-Covid parking occupancy survey, This was undertaken on Friday 20/1/23 between 4pm and 1am. This survey has indicated that there was a peak occupancy of 126 of the 400 publicly available parking spaces on the site. This was at 7pm on the Friday evening i.e only 32% of the available parking spaces were occupied. Although the parking survey was undertaken during school holidays when many potential clients may have been away it is never-the-less evident from both the pre-Covid parking surveys (conducted in 2015) and the post-Covid parking survey that there is adequate parking capacity on the site to cater for the Friday evening peak.

The permanent operation of the outdoor dining area and associated loss of the 32 parking spaces is not therefore opposed on traffic or parking grounds.

Original referral comments - 22/11/22

The DA seeks approval for the permanent operation of the outdoor dining area given a 12 month temporary approval under DA2021/1724.

The outdoor dining area occupies an area of the car park structure that previously provided parking for 32 vehicles. The Transport Network team supported the establishment of the temporary outdoor dining area on the basis that the approval was for a twelve month period to assist the business to re-establish and continue to operate and attract patronage during and following restrictions introduced as a result of the Covid-19 pandemic. At the time it was not anticipated that the outdoor dining area would continue to operate once business operations had returned to pre Covid-19 conditions.

The traffic and parking impact report submitted to support the application for the temporary outdoor dining facility was supported by a parking survey conducted on a Friday evening in January 2015. It was noted in the report that this was the most recent pre-pandemic parking occupancy survey and that it demonstrated that there was a peak parking demand, at the time, of 293 of the 450 available parking spaces.

No traffic and parking impact report has been lodged with the current DA and the Statement of Environmental Effects argues that parking assessment submitted with the application for the temporary outdoor dining area is still valid. This conclusion is not supported. Given the removal of 32 spaces associated with the operation of the temporary outdoor dining area there is now a reduced parking capacity of 418 parking spaces on the site. Given the reduction in parking capacity, the associated increase in seating area and having regard to the fact that the last off-street parking occupancy survey

undertaken is now almost 8 years old it is considered that the application should be supported by a new parking occupancy survey conducted during times when peak patronage levels at the venue are evident and when the outdoor dining area is in operation, most likely a Friday or Saturday evening. The above data should be collected at 15 minute intervals between 5:30pm and 10pm on a typical Friday and Saturday evening and submitted for review prior to further consideration of the 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:

Nil.