

Traffic Engineer Referral Response

Application Number:	DA2020/1309
Date:	09/11/2020
Responsible Officer	
Land to be developed (Address):	Lot 32 DP 6033 , 11 Mitchell Road BROOKVALE NSW 2100

Officer comments

Proposed development description

The proposal is for change of use from a Vehicle Repair Station to a mixed-use development comprising two uses, Take-Away Food And Drink Premises and a Warehouse / Distribution Centre. The Take-Away Food And Drink Premises is proposed to operate with the total seating capacity of 15 and the predominate reliance on take-away food and beverages.

The Application proposes the maximum of 8 staff at any one time including 4 full time and up to 2 casual staff for take away food and drink premises and 3 full time staff for the warehouse component.

In accordance with the DCP, the total parking requirements is 22 parking spaces. This includes the provision of 19 spaces for the proposed take away food and drink with 156.31m² GFA and 3 parking spaces for Warehouse use with 234.6m² GFA.

The plans demonstrate the provision of the total of 7 parking spaces within the site. However, the proposed 4 tandem spaces located in front of the roller door will block the access to the warehouse for any loading and unloading activities. This area is considered to be an appropriate area for a loading bay. Also, parking space no.1 cannot be accessed due to the proposed location of the dedicated bin storage structure.

Given the above, the proposal car parking area cannot be accommodative of 7 spaces which would be the minimum requirements for the staff parking. Also, the car parking area as proposed will not accommodate the service vehicles access forward in and forward out of the site. Therefore, the proposed site is not considered an appropriate site for the proposed multi-uses with respect to parking and servicing provision.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Traffic Engineer Conditions:

Nil.