

23 May 2022  
Ref 21490

The General Manager  
Northern Beaches Council  
PO Box 82  
MANLY NSW 1655

Dear Sir/Madam,

**DA2021/2116 - PROPOSED MODIFICATION OF  
DA CONSENT CONDITION NUMBER 31 – ALLOCATION OF PARKING SPACES  
145 OLD PITTWATER ROAD, BROOKVALE**

This report has been prepared to accompany a s4.55 Application to modify DA Consent Condition Number 31 to delete the word *Exclusive* as set out below:

*“31. Allocated Parking Spaces (retail/commercial)*

*Parking allocated to this development must be clearly signposted and linemarked as being for the **exclusive** use of this development. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.*

*Reason: To ensure parking availability.”*

It is proposed to delete the work *exclusive* from the above Condition because:

- Westfield Warringah Mall has approximately 5400 car parking spaces shared by 372 tenants. None of that shared car parking is dedicated to any specific tenant
- the previous childcare centre which occupied the subject site did not have dedicated parking
- the DCP does not nominate a parking rate applicable to an indoor swimming school and therefore there is no need for dedicated parking to meet a specific DCP parking requirement
- allocating parking on an exclusive basis to individual tenants could set a precedent which would become impractical if applied to other tenants submitted development applications in the future, and
- whilst the use of the 5400 parking spaces on the site is intended to be shared by all 372 tenants on the site, it is noted the parking near the swim school is somewhat remote from the shops, and therefore in practice is unlikely to be used by shoppers in any event.

In summary, allocation of car parking on an *exclusive* basis to specific tenants could set a precedent which would become impractical if applied to other tenants submitting DA's in the future, and it is therefore respectfully requested that the word ***Exclusive*** be deleted from DA Consent Condition Number 31.

Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. Varga', with a stylized flourish at the end.

Robert Varga  
Director  
Varga Traffic Planning Pty Ltd