

Traffic Engineer Referral Response

Application Number:	DA2019/0743
Responsible Officer	
Land to be developed (Address):	Lot 4 DP 30928 , 38 Orchard Road BROOKVALE NSW 2100

Officer comments

It is proposed to demolish the existing metal roof and construct an additional level to the existing warehouse at 38 Orchard Road, Brookvale.

The development proposal includes:

Approximately 370 m2 of GFA on level 1, consisting of:

- New metal roof and walls to level 1;
- New bathrooms, kitchen and lifts to level 1;

Vehicular Access via Orchard Road;

A total of ten car parking spaces, including two spaces for on-site staff:

- Nine car parking spaces to be provided within carpark, at the rear of the site; and
- One car parking space to be provided at the front of the site, within property boundary.

Parking:

The parking provision of 10 spaces is deemed adequate.

Referral Body Recommendation

Refusal comments

Traffic:

The applicant has identified up to 43 vehicles in the peak period. However the applicant has not provided any SIDRA assessment of the impact.

A proper comparison of existing site conditions and the net impact of the additional is required.

Accessibility:

Confirmation of the Right of Way between the adjoining properties is required. Reliance upon the narrow width of the proposed site access is deemed inappropriate and reliance will be subject to a ROW.

Recommended Traffic Engineer Conditions:

Nil.