

Traffic Engineer Referral Response

Application Number:	DA2020/0160
Date:	09/07/2020
Responsible Officer	
Land to be developed (Address):	Lot A DP 413126 , 26 Orchard Road BROOKVALE NSW 2100

Officer comments

General Information:

The proposal is for change of use from a mechanical workshop to a micro-brewery and associated tasting room and showroom. The proposal will accommodate up to 100 patrons and 5 staff for the tasting room and showroom.

The hours of operation for the micro brewery and the tasting rooms do not overlap and the tasting room now operates after the industrial area operations cease. This will enable adequate on-street parking in the instance the adjoining site (who has provided access to their parking spaces) should undertake a change of use.

Parking:

The applicant has secured provision of 12 parking spaces via the adjoining lot. The original 4 provided spaces have now been increased to 6, with the additional 12, would suggest provision of 18 spaces. This is deemed satisfactory.

Traffic:

The anticipated traffic volumes are deemed to be minor and will not significantly impact the local road network.

Loading Area:

The applicant has provided suitable onsite loading facilities. As this is a commercial site, a commercial contractor will be engaged by the occupant to service the site. They must be provided with a copy of the operational management plan to ensure their trucks are able to service the site.

Conclusion:

Traffic raise no further objections.

Previous Comments:

Parking:

The applicant has failed to provide a comparison of a similar site to determine the requirements for parking demand. The parking demand has been determined based on applying the parking rate of industrial use for the micro-brewery and retail use for the tasting room and showroom component, which has resulted in the total parking demand of be 25 spaces, however the total of 25.6 shall be

rounded up to 26 spaces. Given the proposed seating capacity of 120 within the sale and tasting component, the assumption of parking demand of the tasting room and showroom being similar to a retail use, in the absence of the the comparison study, is not considered acceptable.

The report indicates that four car spaces are provided on the ground level with vehicle entry and egress via existing concrete driveway leading to Mitchell Road. The proposal will only provide parking for part of staff and the traffic report indicates that the staff will be parking in the on-site parking area where possible. The proposal does not address the parking provision for take away sales proposed to be within business hours and has relied on on-street parking for all patrons. It should be noted that the proposed car parking design and associated swept path analysis indicates the restricted manoeuvring area with no provision of adequate manoeuvring clearance area despite the Australian Standard requirements. Also, one of the four spaces within the car park is proposed to be used by vans for deliveries, and in accordance with the swept path analysis demonstrated, vans will be able to make manoeuvres within the car park only when the other parking spaces are vacant. The compliance with Australian Standard and provision of an appropriate loading area would require further reduction in the proposed parking spaces.

Based on the recommended parking demand of 26 parking spaces and the tasting room commencing its operation at 4pm on weekdays and 11am on weekends, the parking shortfall will be equal to almost all of the parking space available within the study area between 4pm and 5pm weekdays and 11am to 1pm Saturdays. The on-street parking spaces are for public use and to benefit all other premises within area. The proposal will result in a significant adverse impact on the parking availability within the area and will disadvantage other neighbouring premises for any possible future development.

In view of the above, the proposal is not supported on parking grounds. A minor parking shortfall could be considered acceptable based on on-street parking availability on merit.

Loading area:

The traffic report proposes that the loading and unloading is mainly small deliveries in and out daily estimated 5 small deliveries via van or ute day to day. It is estimate that 1 – 2 large trucks will be received per week. Delivery times for these will be early morning to reduce the impact on parking at the premises.

It is proposed that one of 4 parking spaces proposed will be used by the van for deliveries. However, the swept path analysis demonstrates that the passenger vans will be able to make manoeuvres within the car park only when the other parking spaces are unoccupied.

The proposed loading arrangement taking all parking spaces within the car parking area is not supported. All deliveries are to be undertaken within the site.

Traffic:

The traffic report has provided an intersection assessment of the existing traffic for the weekday PM hour which is indicated to be 5pm to 6pm. No information provided to support the peak hours. This is considered inconsistent with the Brookvale industrial area traffic peak hour commencing around 4pm. No information is provided on the anticipated traffic generation.

Conclusion:

In view of the above, the traffic team does not support the proposal .

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.