

Traffic Engineer Referral Response

Application Number:	DA2020/0097
Date:	04/03/2020
Responsible Officer	
Land to be developed (Address):	Lot 32 DP 6033 , 11 Mitchell Road BROOKVALE NSW 2100

Officer comments

The proposed change of use of the premises to an artisan food and drink industry to accommodate a maximum of 90 patrons and hours of operation of the brewery from 6am – 6pm, Monday to Friday and the taproom 6pm – 11pm, Monday to Wednesday for private functions and 12pm – 10pm, Thursday to Sunday. There are 4 parking spaces proposed within the site.

Although the requirement for a comparison of a similar site to determine the requirements for parking demand, particularly for a development anticipated to attract up to 90 patrons, has been indicated in the Statement of Environmental Effects report, the applicant has failed to provide adequate information. However Council has approved similar developments in the area, hence the approved parking rates utilised in the approved development applications will be adopted for this review.

The consultant has broken down the total floor area to 275m² of brewery and 122m² of taproom. The parking requirement has been based on the brewery component only, which is classified as 'Industry' use. Under an 'Industry' classification, the total parking requirement has been estimated to the total of 4 onsite car spaces. The provision of no parking spaces has been considered for the retail component which is proposed to attract up to 90 patrons.

Council's review of the proposed development indicates that 275m² GFA will be associated with the brewery, and the remaining 122m² (to be used as a taproom and outdoor seating) shall be classified as a specialty shop / retail. Therefore, the proposed development is required to provide 11 parking spaces and the reliance on the street parking for whole retail component is not acceptable.

It should be noted that the overlapping period between operation of the brewery and taproom exacerbates the parking concern. The operations of the brewery cease at 6.00pm on weekdays, while the operation of the taproom commence at 12.00pm on Thursdays and Fridays. The parking accumulation survey provided does not include any survey for the hours between 12pm and 15pm on Thursdays.

The reliance on street parking would be subject to the parking availability and could be considered acceptable on merit for a minor shortfall.

No parking plan has been provided within the development application. It is to be demonstrated that all vehicles will be able to ingress and egress in forward direction.

The applicant has failed to provide the information on how loading and unloading /servicing of the proposed brewery will be managed within the site. Given that the proposal is for a change of use with altered operation, reliance on the existing use is not considered acceptable.

In view of the above, the proposal is not supported on traffic grounds.

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.