

Traffic Engineer Referral Response

Application Number:	DA2021/2480
Date:	23/12/2021
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 5749 , 2 Wattle Road BROOKVALE NSW 2100

Officer comments

The proposal is for change of use of an existing warehouse to a gymnasium. The proposal has a gross floor area of 275.5 sqm and is proposed to employ a maximum of two staff and 17 patrons for each session.

Parking:

Under the Warringah DCP a gymnasium is required to supply parking at a rate of 4.5 spaces per 100sqm of GFA. This would equate to 12.4 spaces (rounded up to 13). The Traffic and parking Assessment report advises that the development will provide 4 off-street parking spaces with the remaining parking demands to be absorbed on-street. No Plans have been provided which identify the location or dimensions of the off-street parking. Plans shall be provided which indicate the location and size of all parking spaces which will be available for the exclusive use of the development.

There is also concern with regard to the limited availability of parking on-street within close proximity to the development. The traffic and parking report advises that parking availability has been surveyed within 100m of the site and advises that there is ample parking availability however the parking surveys undertaken have surveyed spaces up to 400m away which gives an inflated view of the numbers of parking spaces available on-street within close proximity. The data never-the-less still reveals that parking availability is limited during the morning peak operational hours with parking occupancy rates over 80% between 6am and 9am. At these levels cars will be circulating the streets looking for vacant spaces and the parking shortfall of at least 9 spaces will not be easily absorbed and will exacerbate existing high on-street parking demand issues in the location. A reduction in numbers attending morning class sizes and/or negotiation of agreements to utilise parking in other nearby sites to minimise reliance on on-street parking is recommended to offset the parking shortfall.

Traffic Generation

The development has been estimated to generate up to 11 cars per hour during peak operation periods. This level of traffic able to be absorbed within the surrounding road network and is acceptable.

Given the issues outlined above the need for additional information, the development application cannot be supported in its current form

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.