

Traffic Engineer Referral Response

Application Number:	DA2019/1396
Responsible Officer	
Land to be developed (Address):	Lot B DP 369685 , 16 William Street BROOKVALE NSW 2100

Officer comments

The proposal is for change of use from a factory to a gym. There is an existing roof car parking containing 9 parking spaces. The proposal does not alter the access and parking area.

Applying the warringah DCP parking requirements(4.5 parking spaces per 100m²), the proposed gym will require 11 parking spaces and considering the existing business area on the first floor the total parking requirements will be of 13 spaces.

There is a shortfall of 4 parking spaces in accordance with the DCP, however in accordance with the RMS Guide to Traffic Generating Developments, lower parking rate of 3 per 100m² can be applied for this premises due to its location in close proximity to frequent bus services(B-line), business area and Warringah Mall. Therefore, no concerns raised on the proposal on traffic grounds.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

Nil.