

Traffic Engineer Referral Response

Application Number:	DA2018/0571
Responsible Officer	
Land to be developed (Address):	Lot 51 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 58 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 59 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 57 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 52 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100 Lot 56 SP 50167 , 14 / 54 Wattle Road BROOKVALE NSW 2100

Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m² or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Councils development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

Referral Body Recommendation

Refusal comments

Council at the pre-lodgement meeting requested that the applicant undertake a comparison of a similar site to determine the requirements for parking demand, particularly for a development anticipated to attract up to 70 patrons. The applicant has failed to provide adequate information. Therefore the applicant must provide an adequate comparative site with a description as to its suitability as a similar site. Parking demands may then be based on the generation of that site.

The consultant has classified the whole development as an 'Industry' hoping to achieve parking compliance. Under an 'Industry' classification, the site will require parking provisions onsite for 6 car spaces. However, Council's review of the proposed development indicates that 361m² GFA will be associated with the brewery, whilst the remaining 149m² (to be used as a taproom and outdoor seating) has no classification.

Concern is raised during the overlapping period between operation of the brewery and taproom. The operations of the brewery cease at 5.00pm. The operation of the taproom commence at 11.00am. Therefore there is a 6 hour window where maximum parking usage could be expected. During that time, on-street parking is noted to be greater than 70%-95%. This is deemed significant and hence a more comprehensive understanding of the parking requirements will be required.

Recommended Traffic Engineer Conditions:

Nil.