

Traffic Engineer Referral Response

Application Number:	DA2022/1934
Proposed Development:	Use of Premises as a business premises (hairdressing salon)
Date:	07/03/2023
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 515041 , 129 Barrenjoey Road MONA VALE NSW 2103

Officer comments

Additional comments - 7/3/23

The applicant has provided additional information which confirms that there are two tenancies on the site, a dentistry clinic and the proposed hairdressing salon. The applicant has also confirmed that all 5 parking spaces on the site are unallocated and therefore available for use by both tenancies. Two of those spaces are however in a tandem formation and the "buried" space could therefore only be considered suitable for staff parking. The 6 x 90 degree angle parking bays fronting Waterview Street are constructed largely on Council property and are therefore publicly accessible however, as they are 2P time restricted, they can be considered as customer parking. The overall site therefore has parking for 11 vehicles.

The previous DA consent for the site assessed the parking requirements on the basis of the dentistry use (professional consulting rooms) requiring 6 spaces i.e 3 spaces for each of the 2 consulting rooms with the commercial retail uses on the remainder of the site requiring 5 spaces. The 11 spaces were deemed adequate to support the uses.

As the proposed hairdressing salon will have 4 staff and may cater for up to 12 clients at a time there is potential for it to generate a greater parking demand than can be accommodated by the 5 spaces that are available on site however as there is no change to internal dimensions of the premises and the parking available has previously been deemed acceptable, with parking generally also available on-street within reasonable proximity of the premises, the parking requirements for the use are considered adequate.

The site is also unlikely to generate levels of traffic that will impact to a significant extent upon the surrounding road network.

In light of the above the Transport Network team does not oppose the development application

Original comments - 3/2/23

The proposal is for change of use of the existing retail/commercial premises on the site to a hairdressing salon. The material provided suggests that there will be 4 staff and provision to accommodate up to 12 clients at a time. It is noted that the site currently provides offstreet parking for 5 vehicles including one accessible parking space with another 6 parking spaces that appear to be partly on street and partly on private property.

The floor plans provided with the application do not indicate how the subject premises sit in comparison with the other business premises at the address. It is noted in the Statement of Environmental Effects

that The Smile Doctor Dentistry Clinic also operates from the site overall site however it is unclear what portion of the site it occupies or if any other businesses also operate from the site. A site plan of the entirety of the site showing how the hair salon sits alongside the other premises is requested. Additional information with regard to the allocation of parking spaces on site is also requested as it is unclear how many spaces will actually be available for staff and clients of the hair salon.

Once the requested information is provided further consideration of the proposal can be undertaken.

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:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Work Zones and Permits

Prior to commencement of the associated works, the applicant shall obtain a Work Zone Permit where it is proposed to reserve an area of road pavement for the parking of vehicles associated with a construction site.

A separate application is required with a Traffic Management Plan for standing of construction vehicles in a trafficable lane and a Roads and Maritime Services Work Zone Permit shall be obtained for State Roads.

Reason: To ensure Work zones are monitored and installed correctly.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Ongoing Management

The applicant shall be responsible in ensuring that the road reserve remains in a serviceable state during the course of the demolition and building works.

Reason: To ensure public safety.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Landscaping/signage adjoining vehicular access

The applicant must ensure that any planting or signage chosen for any land immediately adjacent to the driveway does not exceed a height of 1m

Reason: To maintain unobstructed sight distance for motorists.