

Traffic Engineer Referral Response

Application Number:	DA2023/0294
Proposed Development:	Change of use and fitout of Warehouse 7 and 8 for the purpose of a indoor recreation facility
Date:	29/06/2023
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 1282038 , 4 - 8 Inman Road CROMER NSW 2099

Officer comments

Proposal description:

The proposal is for a Change of use and fitout of Warehouse 7 and 8 for the purpose of an indoor recreation facility (Trampoline Facility).

Proposed hours of operation: 9:00am – 9:00pm Monday to Sunday.

The current proposal pertains to Warehouses 7 and 8 that was subject to approval under DA2019/1346

Traffic Generation

The existing approved use for the site is as a warehouse. The proposed use for a trampoline facility differs from a warehouse.

The RMS Guide to Traffic Generating Developments does not provide traffic generation rates for an indoor trampoline facility. The following estimates of traffic generation associated with the use have been developed by the applicant's traffic consultant in their Transport Impact Statement:

15 vehicles/hr weekday AM road network Peak Period

22 vehicles/hr weekday PM road network Peak Period

58 Vehicles/hr weekend Midday - road network Peak Period

76 vehicles/hr after 3pm - site peak

- It is noted that although the traffic generated during the weekday AM and PM road network Peak Period are estimated to be higher when compared to the use as a warehouse, the new business park was determined to generate significantly less traffic than the historic use of the site.
- During the weekend midday peak period and the centre peak period when traffic generation from the centre will be at its highest 58 & 76 Vehicle trips/hour respectively there will also be high levels of traffic activity associated with the adjacent Cromer Park sports grounds however Cromer High School and most surrounding business premises within the industrial area will be closed and the traffic generated by the trampoline centre is not expected to have unacceptable implications in terms of road network capacity performance.

Parking Requirements

As the proposed indoor recreation facility (Trampoline Facility) is a relatively new concept there are no comparable guidelines for parking requirements in the Warringah DCP. However, they may be compared to other similar facilities.

The Empirical Assessment of Car Parking Demand and the input variables set out in the *Transport Impact Statement: Prepared by Stantec* are considered reasonable for an indoor recreational trampoline facility.

With a maximum anticipated demand of 34 spaces on a weekday and 53 spaces on a weekend, the available parking for the centre 20 spaces can be supplemented by overflow parking of 60 spaces on weekdays and 82 spaces on weekends which is deemed suitable to accommodate the expected demand.

Bicycle Parking

Under the Warringah DCP, 16 bicycle parking spaces would be required for the proposal. Section 3.2 of the Transport Impact Assessment noted the business park will have 40 on-site bicycle parking spaces that can accommodate the demand expected to be generated by the trampoline facility proposal.

Therefore, the existing arrangement is deemed adequate.

Loading and Servicing

The proposed trampoline facility will have minimal impact on the existing demand for deliveries and waste collection. With the low frequency of deliveries able to be completed by small rigid trucks which can park easily within existing offstreet parking bays.

Therefore, the existing arrangement is considered adequate.

Design and Accessibility

No changes are proposed to the previously approved driveways and parking facilities for the subject site.

CTMP

Not Required

Workszone

Not Required

Conclusion

The traffic report and plans require no further amendments.

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:

Nil.