



TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

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Date: 25 September 2024

Ref: 23067

Jaie Midei

Senior Associate

Corben Architects

E: jm@corben.com.au

Dear Jaie,

11 Boola Place, Cromer

Traffic: Assessment Letter

Transport and Traffic Planning Associates 'TTPA' has reviewed the plans for the Section 4.55 application for a cricket training facility at 11 Boola Place with the findings as follows.

Approved Development:

The approved development involves alterations and additions to an existing building and a change of use to a cricket training facility comprising:

- 4 cricket nets
- Offices (30 m²)
- Amenities
- 3 at grade car parking
- New Roller Door

The hours of operation were approved for the hours of:

- 6am - 9am and 2pm - 9pm during cricket season (September to March)
- 2pm to 9pm during the offseason (April to August)

DA Conditions Excerpt:

41. Hours of Operation

The hours of operation are to be restricted to:

- *During cricket season (September to March): 6am to 9am and 2pm to 9pm*
- *Outside cricket season (April to August): 2pm to 9pm*

Upon expiration of the permitted hours, all service (and entertainment) shall immediately cease, no patrons shall be permitted entry and all customers on the premises shall be required to leave within the following 30 minutes.

Reason: Information to ensure that amenity of the surrounding locality is maintained

Proposed Changes:

The hours of operation are proposed to be changed to 7am to 10pm all year round.

TTPA Assessment:

It is my assessment that the proposed changes will positively impact the surrounding traffic network.

It can be noted that the accepted traffic report documents that there will be negligible activity on the site during the morning while the peak activities will generally be towards the end of the afternoon and on weekends.

The peak traffic rate will remain within the approved hours of operation and therefore it can be assumed that traffic will be consistent with the approved hours of operation. Furthermore, the extension of the operating hours will likely improve the traffic outcome with a greater spread of movements throughout the entire day.

In addition to this, the approved hours of use would make it difficult for schools in the area to utilise the facility. The proposed additional hours would be beneficial for local schools such as Northern Beaches Secondary College, Cromer Public School, Wheeler Heights Public School and St Rose Primary School providing students the opportunity to access the training facility during the day as a sport activity.

It is therefore apparent that the proposed change of hours will positively impact the surrounding traffic network and therefore will be acceptable.

I also certify that I am an appropriately qualified and competent person practising in the relevant area of work.

I trust the above provides the information you require. Should you have any questions or require any further information, please do not hesitate to contact me on (02) 9411 5660.



Lachlan Ellson BE(Civil)

Director

Transport and Traffic Planning Associates

