

Traffic Engineer Referral Response

| | |
|--|---|
| Application Number: | DA2025/0053 |
| Proposed Development: | Use of Premises as a recreational facility (indoor) |
| Date: | 24/03/2025 |
| Responsible Officer | |
| Land to be developed (Address): | Lot 1 SP 72120 , 1 / 1 Skyline Place FRENCHS FOREST NSW 2086 |

Officer comments

The application is for conversion of unit1, level 2, 1 Skyline Place to a gymnasium.

The floor area of the gym is 513m² which under the Warringah DCP would require 4.5 spaces per 100m² of GFA. i.e the gym would require 23 parking spaces. The Statement of Environmental Effects advises that there are 23 parking spaces allocated to the gym and the gym is therefore compliant in terms of parking space numbers.

The Statement of Environmental Effects also advises that classes will be held seven days a week with a maximum operational capacity of 36 persons and 2 staff. As 8 of the parking spaces are in a tandem arrangement, four of the parking spaces (8,10, 12 & 14) may be inaccessible if parked in by a vehicle in the row of spaces nearest the parking aisle. To minimise this issue two of the buried spaces will need to be allocated for staff use. This will be conditioned. There is concern that the remaining two "buried" spaces may, at times, be inaccessible however a plan of management could address this issue by proposing strategies to ensure these spaces were utilised by attendees at the same gym classes and/or that arrangements were in place to allow for text messages or alerts to be sent to drivers blocking other vehicles from egressing. This will also be conditioned.

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Parking Enclosure

No parking spaces, or access thereto, shall be constrained or enclosed by any form of structure such as fencing, cages, walls, storage space, or the like, without prior consent from Council.

Reason: To ensure accessibility is maintained.

Stacked Parking Spaces

Two of the buried spaces in Stacked/tandem parking space pairs are to be assigned to gym staff.

Reason: To minimize conflicts regarding parking areas.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Signage and Linemarking - Internal

All parking spaces allocated to the gym are to be marked and signposted as such on site. Two "gym staff" spaces are to be marked in two of the buried spaces in tandem space pairs. A plan demonstrating appropriate signage and markings and a works as executed plan is to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

Reason: to ensure parking availability.

Operational Management Plan

The Operational Plan of Management Plan (POM) is to be amended to include details for the management of the parking area. Including, but not limited to:

- Management of tandem car parking spaces.
- The location and content of staff and client parking space markings and signage.
- methods for altering clients, staff or other persons that have "parked in" other clients in the tandem spaces.
- location and content of signage to direct clients to the gym parking spaces.
- delivery times and methods of control to ensure deliveries do not occur at peak operational hours.
- Waste collection arrangements to ensure waste is collected outside of peak operational hours.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

Reason: To ensure that the development operates with minimum disruption to the surrounding area.

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

Site Occupancy

That the number of (customers/visitors/guests/patrons) on the site at any one time be limited to 36.

Reason: To maximise potential for parking generated by the site to be contained on the site.