

Traffic Engineer Referral Response

Application Number:	DA2023/1142
Proposed Development:	Use of Premises as an indoor recreational facility, fitout and signage
Date:	29/09/2023
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 1282038 , 4 - 8 Inman Road CROMER NSW 2099

Officer comments

The proposal is for a change of use of an approved industrial unit for use as an indoor recreation facility i.e a padel tennis centre comprised of 4 courts.

The Plans, Statement of Environmental Effects and the Plan of Management have been reviewed. It is evident that the centre is anticipating peak usage of 10-12 patrons and that there are four parking spaces allocated for use by patrons of the unit. This quantum of parking may therefore be inadequate to cater for use at peak times however it is noted that peak patronage levels are anticipated between 6pm and 9pm when shared use of unoccupied parking spaces elsewhere on the site will be possible and when parking occupancy on Inman Road will tend to be lower. On this basis and subject to an appropriate patronage limit being imposed i.e 16 patrons (to allow for doubles play on each of the four courts at one time) there are no traffic engineering concerns with approval of the development.

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:

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 16 persons.

Reason: To ensure that parking generated by the site is contained on the site.