

Traffic Engineer Referral Response

Application Number:	DA2019/0278
Responsible Officer	
Land to be developed (Address):	Lot 1 SP 23069 , 1 / 1 Moore Road FRESHWATER NSW 2096

Officer comments

Traffic Comments:

The proposal is for reuse of Shop 1 (LGA Supermarket) to an indoor recreation facility with the capacity of 50 clients including staff at any one time. The existing pedestrian and vehicular access and off-street car parking areas will remain *unchanged*.

The traffic report indicates that assuming the average vehicle occupancy rate of 1.5 person per vehicle, the traffic generation of the proposed development will be the total of 34 vehicle trips in and out of the site during evening peak hour. This is whilst the traffic generation of supermarket use has been calculated as 81 vehicle trips per evening peak hour. Therefore, even with the assumption that all patrons will drive to the gym, the traffic generation will be lower than the supermarket use's.

The traffic report also indicates that the site's existing on-site car park is expected to adequately cater for the proposed bouldering gym's peak operational periods whilst also eliminating truck deliveries altogether. In accordance with RMS Guide to Traffic Generating Developments, the parking requirements for the supermarket use is calculated as 35 off-street parking spaces (equal to the parking rate of one parking space per 1.5 patrons), which will be in excess of the parking requirements for a gym.

Reviewing the traffic report provided by the applicant, the proposed gym will not have any unacceptable implications in terms of road network capacity or off-street parking/loading requirements, therefore no objection is raised on the proposal on traffic and parking grounds.

Previous Traffic Comments:

The proposal is for reuse of Shop 1 (Supermarket premises) to an indoor recreation facility with the capacity of up to 150 clients at any one time.

The assessment of the Development Application requires a Traffic and Parking Impact Assessment report to be provided by the applicant. The report shall be prepared based on a survey undertaken on similar existing development in relation to parking demand and traffic generation. Off-street car parking must be provided to satisfy the peak demand. The determination of peak parking demand shall consider the peak demand time of various activities within the complex should a shared parking use arrangement is proposed.

Traffic assessment will be pending the provision of the traffic report.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

Nil.