

Traffic Engineer Referral Response

Application Number:	DA2024/0675
Proposed Development:	Alterations and additions to existing building and use as a recreational facility (outdoor)
Date:	19/08/2024
Responsible Officer	
Land to be developed (Address):	Lot 52 DP 1237461 , 80 - 82 Mona Vale Road MONA VALE NSW 2103

Officer comments

Proposal Description: Proposed Use of Rooftop Car Park (34 spaces) as Pickleball Courts (6 Courts) within Pittwater RSL Club

The Traffic Team has reviewed the following documents:

- Plans (Master Set) - Issue A, designed by Curtin Architects, dated 15.04.2024.
- Traffic and Parking Assessment, prepared by Transport and Traffic Planning Associates, reference 248/2021, Issue A, dated March 2024.
- The *Statement of Environmental Effects* prepared by Andrew Martin Planning, dated May 2024.
- Operational Plan of Management, prepared by JSF Consulting

Comments

- It is noted that the proposed development is for removing 34 existing car parking spaces from the Pittwater RSL and converting these to 6 x pickle ball courts.
- Existing vehicle access to the club is retained and no changes to the existing vehicle access has been proposed.
- It is noted that a parking occupancy survey has been provided which was undertaken on Friday 20.01.2023 between 4pm and 1am. The survey indicates a maximum occupancy of 32% i.e. only 126 of the 400 total parking spaces on the site were occupied in a Friday evening at 7pm. Traffic report also mentions that, "Recent observations at the peak club trading times reveal that the parking demand is about the same with only some 35% of spaces ever occupied". However, no details have been provided about those recent observations. Given the provided survey was undertaken during school holidays over 12 months ago, there is concern that the survey does not adequately reflect current peak carpark occupancy of the Club. Moreover, it should be noted that with Sunday Markets operating within the carpark of the Club and 32 car parking spaces already removed to provide an outdoor dining area, the further reduction of 34 spaces may affect the on-site parking availability of the club. Hence, Council requests a recent parking occupancy survey to be conducted both on a typical Friday between 5:00pm to 9:00pm at no less than hourly intervals and also on a typical Sunday with markets operating at no less than hourly intervals between 10:00am to 2pm.
- The proposed hours of operation for the proposed Pickleball Court is 8am to 9pm daily. With Sunday markets opening on Sunday from 8:30am to 1pm which reduces some parking and has high use of the existing car park, the applicant is requested to provide information on how traffic will be managed during the peak times on Sundays if the pickleball courts and markets are to be operational on Sundays at the same time.

- It is noted that the traffic report mentions there is a total of 400 car parking spaces within the Club. However, according to the DA condition 11 of DA2021/1724, a minimum of 418 off-street parking spaces were to be maintained during the temporary approval of the outdoor dining area. Council understands that this outdoor dining area has been approved to operate permanently, but there were no other approvals for the removal of 18 spaces from the balance of 418 spaces. The information regarding missing 18 parking spaces must be provided.

Traffic Generation Impact

- The Traffic report only mentions that "the traffic generation of the Club has not caused any adverse traffic issues in the past and it is not expected that these generated movements will return to the former level for some significant time. It is apparent therefore that the proposal will not result in any adverse traffic implications." While the above statement may be true, it must be supported by facts that the proposal will not result in any adverse traffic impacts. Given the proposal will attract more traffic movements, traffic generation from the proposed change of use particularly at game changeover times must be calculated and provided.

Conclusion

The application is not supported at this stage with further information as outlined above required prior to further consideration of the proposal.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Traffic Engineer Conditions:

Nil.