

Traffic Engineer Referral Response

Application Number:	DA2021/0289
Date:	27/04/2021
Responsible Officer	
Land to be developed (Address):	Lot 1 SP 94554 , 2 / 374 - 378 Sydney Road BALGOWLAH NSW 2093

Officer comments

The development application is for a use of a unit 2 within the existing commercial and residential complex as a gymnasium and specifically as a Ju Jitsu Studio. The studio which has a gross floor area of 121 sqm will operate Monday to Saturday with classes commencing as early as 6:00am and finishing as late as 8:00pm. Classes will cater for up to 25 students with peak times anticipated to be between 3pm and 7pm.

Parking

The Manly DCP does not specify a rate for gymnasiums but refers applicants to the RMS Guide to Traffic Generating Development which specifies a rate of 4.5 spaces for every 100 sqm of floor in a sub regional area. Updated parking accumulation surveys were however conducted for RMS in 2014 which found an average peak vehicle accumulation of 2.8 spaces per 100sqm of GFA. This suggests that the gym would have a parking requirement of 3.39 spaces (rounded up to 4)

There is one parking space on site allocated to unit 2 and no changes to the parking provision are proposed in conjunction with the development. The parking and traffic impact assessment report submitted with the application notes that the site is located within close proximity to frequent bus routes serving multiple destinations on Sydney Road, this has the potential to offset the demand for parking as many customers may arrive and depart by public transport. The site is also located within the Balgowlah shopping strip and adjacent to the Stocklands shopping centre, this means some customers will attend the gym in conjunction with visits to the shops or to Stocklands and some may chose to park within the Stocklands carpark or on street while doing so. This also offsets the need for parking at the gym.

Given the above the 1 parking space available on site is considered adequate in this instance. The proposed parking space is sized such that it meets the requirements of AS2890.1

Traffic Generation

The traffic and parking impact assessment has estimated the peak hourly traffic generation of the development to be 4 trips. This level of traffic is unlikely to make a perceptible difference to traffic conditions on the surrounding road network

Loading

There is a Loading Zone in Totem lane sited within close proximity of the development which could be utilised for the small number of deliveries anticipated to be generated by the use.

Summary

The proposed gym development at unit 2 374-378 Sydney Road is considered acceptable in terms of its traffic and parking impacts

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:

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Work Zones and Permits

Prior to commencement of the associated works, the applicant shall obtain a Work Zone Permit where it is proposed to reserve an area of road pavement for the parking of vehicles associated with a construction site.

A separate application is required with a Traffic Management Plan for standing of construction vehicles in a trafficable lane and a Roads and Maritime Services Work Zone Permit shall be obtained for State Roads.

Reason: To ensure Work zones are monitored and installed correctly.

Road Occupancy Licence

Prior to commencement of the associated works, the applicant shall obtain a Road Occupancy License from Transport Management Centre for any works that may impact on traffic flows on Sydney Road.

Reason: Requirement of TMC for any works that impact on traffic flow.