

Traffic Engineer Referral Response

Application Number:	DA2023/1202
Proposed Development:	Use of Premises as an indoor recreational facility, fitout and signage
Date:	20/12/2023
Responsible Officer	
Land to be developed (Address):	Lot 3 DP 1282038 , 10 Inman Road CROMER NSW 2099 Lot 1 DP 1282038 , 4 - 8 Inman Road CROMER NSW 2099

Officer comments

The proposed change of use for level 1 of lot 4 at 4-10 Inman Road from warehouse to gymnasium.

Parking

The approved warehouse use would attract a parking requirement of 2 spaces while the gym use attracts a DCP parking requirement of 7 spaces. The gym therefore increases the parking demands associated with the lot by some 5 parking spaces. It is however noted that the gym will have access to 42 unassigned shared parking spaces on the site. As the gym will not occupy a ground floor premises there is no capacity to provide additional parking and noting that the quantum of parking demand increase is small, the absence of dedicated parking is not opposed.

There is bicycle parking available on the development site that could be used by gym clients.

Traffic Generation

The level of traffic generation associated with the gym use will be low and is unlikely to result in adverse impacts on the surrounding road network.

Summary

There are no traffic engineering concerns relating to approval of the change of use

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

Traffic Management

Traffic management procedures and systems must be in place and practised during the course of the project to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems. These procedures and systems must be in accordance with AS 1742.3 2009 Manual of Uniform Traffic Control Devices and Council's Development Control Plans.

Note: A plan of traffic management is to be submitted to and approved by the Principal Certifier.

Reason: To ensure pedestrian safety and continued efficient network operation.

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

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

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Ongoing Management

The applicant shall be responsible in ensuring that the road reserve remains in a serviceable state during the course of the demolition and building works.

Reason: To ensure public safety.