

Traffic Engineer Referral Response

Application Number:	DA2023/1644
Proposed Development:	Use of Premises as an Indoor Recreation Facility, fitout and signage
Date:	13/12/2023
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 1282038 , 4 - 8 Inman Road CROMER NSW 2099

Officer comments

The development application is for a change of use of unit 9 at 4-8 Inman Road from a warehouse to a gymnasium.

Traffic Generation

The gym has been estimated to generate a peak hour traffic volume of 48 trips with this traffic evenly split between inbound and outbound movements and distributed over a number of different intersections and over the two site driveways. It is considered that the additional traffic can be absorbed within the surrounding road network

Parking

The unit has 4 existing parking spaces allocated to the unit and proposes to create another 4 along the frontage of the roller shutter as the roller shutter will not be required to support the use. A further 4 parking spaces will be allocated to the gym from the basement parking. i.e a total of 12 parking spaces will be available for use by staff and customers of the gymnasium.

Council's DCP requires 4.5 parking spaces per 100m² of GFA for gym uses however, as the applicant's traffic engineer discusses, Council's DCP parking rates are derived from rates in the RMs Guide to Traffic Generating Development and those rates have since been updated based upon new parking surveys. The updated surveys have found that for gym uses an average parking demand of 2.8 space per 100m² of GFA was now more apparent. This would still equate to a parking requirement of 33 spaces for the proposed gym at unit 9.

The applicant's traffic consultant has further reviewed parking demands generated by other similar gymnasiums also operated by the proposed operator Anytime Fitness (including two in the Northern Beaches). Using this data a 95th percentile peak parking demand of 24 parking spaces for the proposed development has been estimated. While this level of parking demand is accepted as appropriate for this site, this will mean that the required parking is not able to be fully accommodated on site with the dedicated parking supply still 12 spaces under capacity.

The traffic report does however also indicate that the gym will also have 24 hour 7 day a week access to the unallocated pool of 62 basement parking spaces. Given the above, the car parking needs of the development should be able to be adequately accommodated offstreet.

Bicycle Parking

It is also noted that the overall Business Park makes provision for some 40 bicycle parking spaces, and that another bicycle can be securely stored in the staff office. The need for additional bike parking specifically for the gym is minimal and bicycle parking needs should be adequately addressed.

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

Staff and Contractor Parking

The applicant is to make provision for parking for all construction staff and contractors for the duration of the project. All Staff and Contractors are to use the offstreet parking on site. All necessary facilities are to be provided to accommodate this requirement including lighting in the basement, security cameras, etc.

Reason: To ensure minimum impact of construction activity on local parking amenity.

Parking Enclosure

No parking spaces, or access thereto, shall be constrained or enclosed by any form of structure such as fencing, cages, walls, storage space, or the like, without prior consent from Council.

Reason: To ensure accessibility is maintained.

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.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Signage and Linemarking - Internal

All parking spaces serving the gym are to be marked and signposted for exclusive use of the gym. Appropriate wayfinding signage directing cyclists to the bicycle parking is also to be provided.

A plan showing the implemented linemarking and signposting is to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

Reason: to ensure parking availability for clients including cyclists.