

Traffic Engineer Referral Response

Application Number:	DA2024/0123
Proposed Development:	Use of Premises as a Indoor Recreation Facility, fitout and signage
Date:	22/04/2024
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 the change of use to a pilates studio. The premises is to accommodate 10 clients plus 1 instructor at a time.

The applicants traffic report has reviewed the parking and traffic generation aspects of the development. The development has a parking requirement for 11 off-street spaces and no dedicated parking is provided for the pilates studio. It is noted that the studio relies on the stated 68 shared parking spaces provided in the basement of the complex. It is therefore required that a condition limiting the number of clients on site at any one time to 10 to minimise parking impacts.

The projected traffic generation for the development is 22 peak hour vehicle trips; based on TfNSW's Guide to Traffic Generating Developments for a gymnasium. There is a maximum of 11 people on-site at one time and the expected traffic movements generated by the premises is unlikely to result in any significant impacts to the local road network.

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

Maximum clients on site

No more than 10 clients are to be present on site at any one time

Reason: Minimise parking impacts arising from the development.