

Date: 03 July 2024

Ref: 23111

Michael Hala

ID Fitouts Pty Ltd

E: michael.hala@idfitouts.com

Dear Michael,

4 Inman Road, Cromer Traffic: Assessment Letter

Transport and Traffic Planning Associates 'TTPA' has reviewed the access and parking plans for the proposed childcare centre at 4 Inman Road, Cromer with the findings as follows.

Plans Referred to:

- The plans examined have been reproduced in Appendix A.

Proposed Development:

It is proposed to conduct minor demolition works to provide for the upgrade of the premises, comprising:

- 4 activity rooms
- 2 sleep rooms
- Staff room
- Common area and amenities
- Outdoor play and landscape areas

The proposal provides 20 parking spaces of the parking facility to the east of the site, permanently allocated to the childcare facility staff, with an additional 11 drop-down pick-up shared parking spaces for visitors that will be allocated during the allocated time period.

Council Contention:

Council has reviewed the amended plans and documentation and remains unsupportive of the proposed development. These contentions mainly are regarding the proposed pedestrian access arrangements in the basement layout.

TTPA Assessment:

My assessment has regard for the following design principles:

- AS2890.1 – 2004 Parking Facilities Part 1: Off-Street Car Parking
- Warringah Council Development Control Plan 2011

The proposed pedestrian access design offers a suitable solution to the pedestrian access arrangements.

The design addresses issues regarding the following:

- Install Speed humps (traffic calming measures) in the area near drop off or greater
- New doorway for easy / direct access to pedestrian zone and reduce time in traffic area
- Marked pedestrian footways servicing the dedicated childcare parking spaces

Speed bumps have been included throughout the basement design, reducing vehicle speeds and presenting a safer environment for children and parents alike.

The doorway and pedestrian access pathway adjacent to the Drop-off/Pick-up areas offer a safe solution for pedestrian movement, channelling foot traffic to the outer edges of the development. This design is preferable to an internal pedestrian pathway, which would force pedestrians to navigate through circulating traffic. Additionally, this layout effectively isolates pedestrian movement from the majority of traffic, enhancing overall safety.

Painted footways will also be added to ensure greater clarity for pedestrians travelling through the basement. This will also alert vehicle users of pedestrians operating in the space.

Details of the proposed layout will be included in Appendix A.

I also certify that I am an appropriately qualified and competent person practising in the relevant area of work.

I trust the above provides the information you require. Should you have any questions or require any further information, please do not hesitate to contact me on (02) 9411 5660.



Lachlan Ellson BE(Civil)
Director





Transport and Traffic Planning Associates

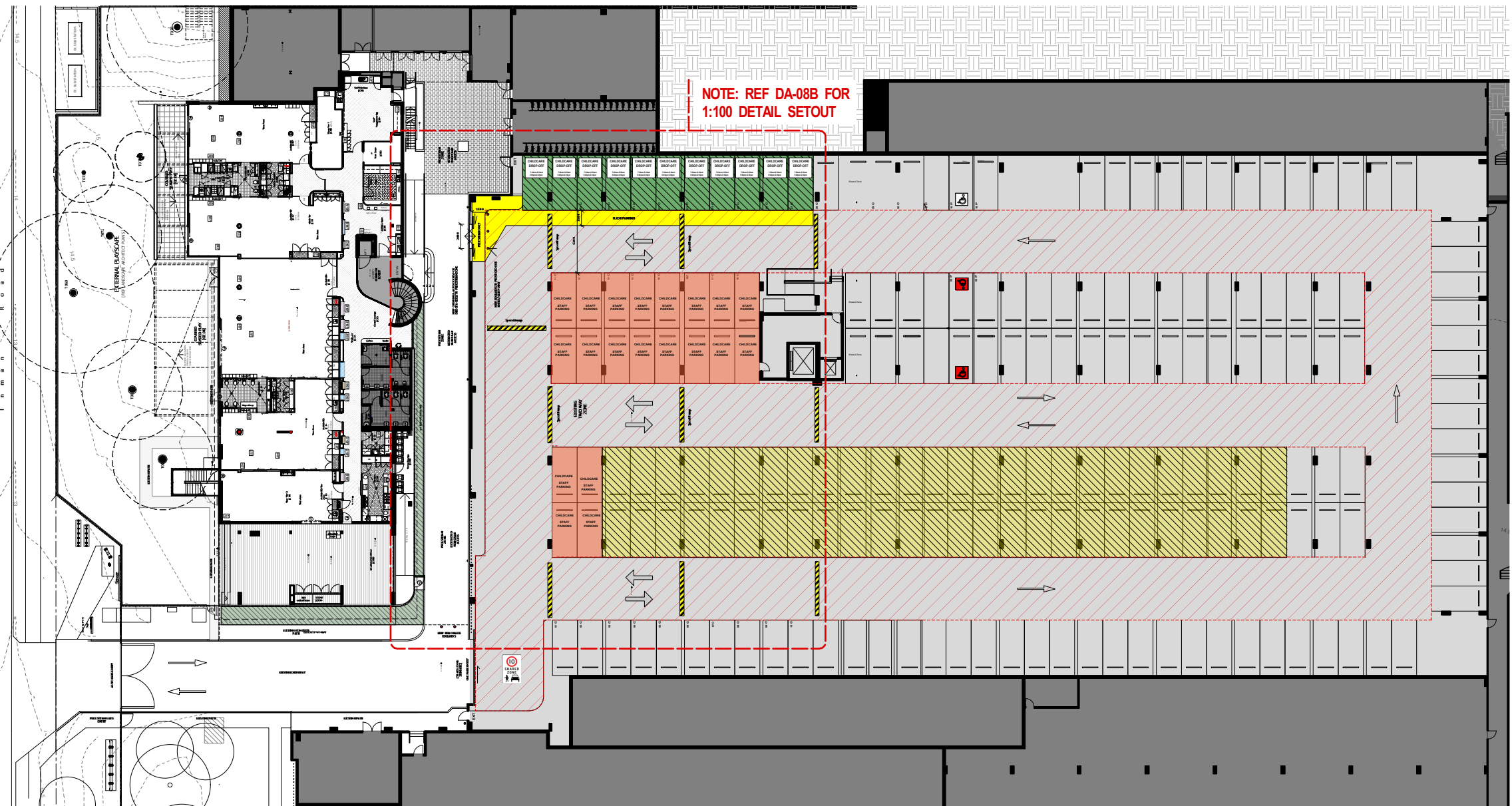
Appendix A

Basement Plans

KEY:

PROPOSED CHILDCARE CENTRE

	ALLOCATED PERMANENT PARKING SPACES	:20
	ALLOCATED SHARED PARKING SPACES CHILDCARE @ DROP-OFF TIMES	:11
	BALANCE OF SHAREA PARKING AREA	:62
	PARKING AREA SHARED ZONE SIGNPOSTED	



GENERAL NOTES:

1. ALL DIMENSIONS, FFL AND FCL SHOULD BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. DESIGNER/PROJECT MANAGER TO BE MADE AWARE OF ANY DISCREPANCIES FOR RESOLUTION.
2. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH MECHANICAL, HYDRAULIC, ELECTRICAL SERVICES ENGINEERS AND CONSULTANT DETAILS DRAWINGS AND SPECIFICATIONS.
3. ALL WORKS TO BE IN LINE WITH NCC AND AUSTRALIAN STANDARDS & SPECIFICATIONS.
4. ALL EXISTING STATUTORY SIGNAGE TO REMAIN UNLESS NOTED OTHERWISE. ANY NEW REQUIRED STATUTORY SIGNAGE TO COMPLY WITH GOVERNING BODY REQUIREMENTS.
5. REFER TO ENGINEERING SERVICES DRAWINGS FOR ANY RE-USE AND RE-LOCATION OF EXISTING SERVICES.
6. DESIGN DOCUMENTATION TO BE READ IN CONJUNCTION WITH ENGINEERING SERVICES DESIGN PACKAGE & DA CONSENT CONDITIONS.
7. ALLOW TO REPAIR ANY DAMAGE TO BASE BUILDING CORE, COLUMNS & EXISTING IT WALLS, NEW FINISH TO MATCH EXISTING OR AS SPECIFIED.

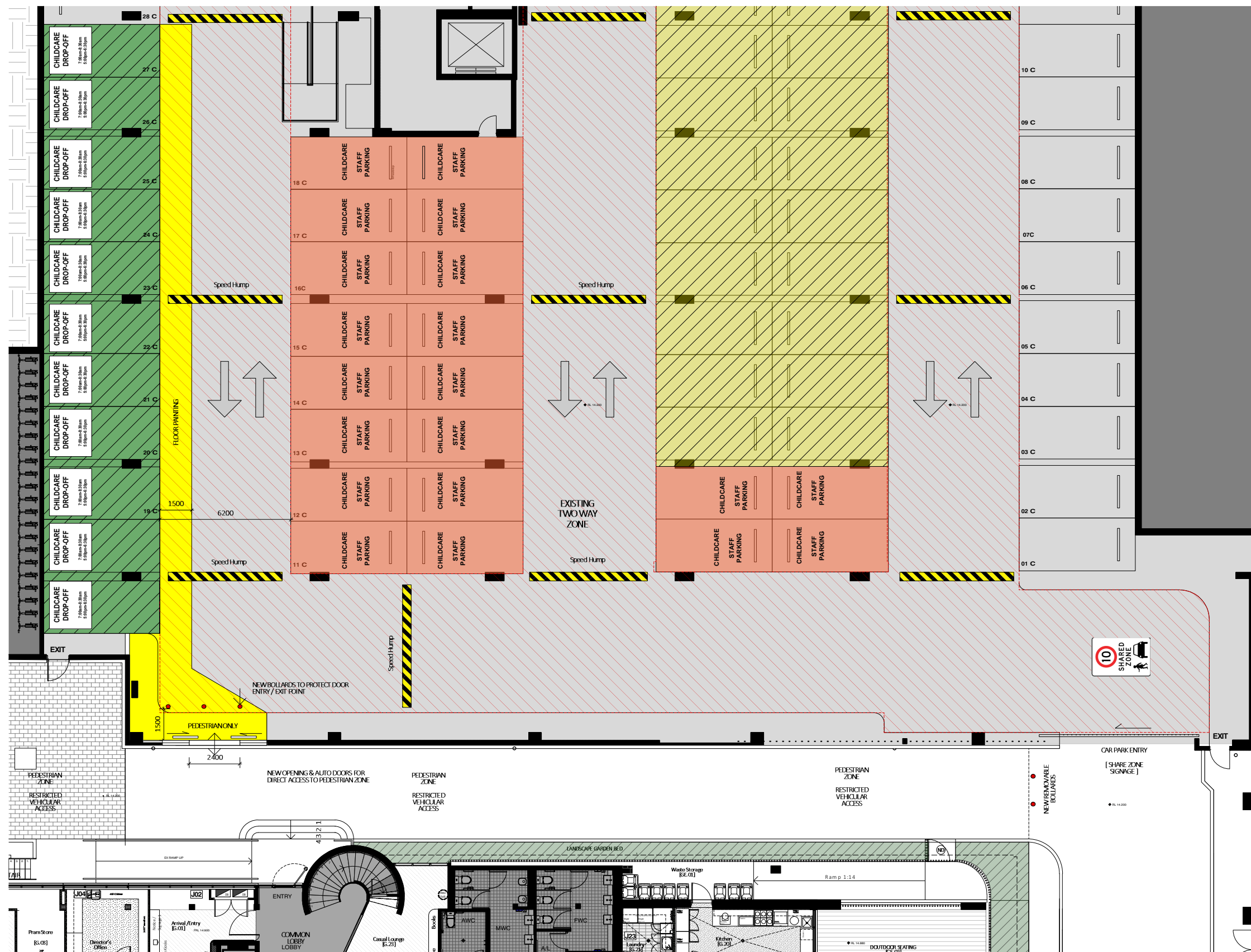
COMPLIANCE NOTES:

1. ALL SAFETY GLAZING IN BUILDINGS WILL COMPLY WITH AS2208. PRACTITIONER TO ALLOW FOR COMPLYING THICKNESS OR UPGRADE SOLUTION.
2. WHERE REQUIRED, ALL PROPOSED GLAZING WILL COMPLY WITH AS1288.
3. ALL TRADES, WHERE APPLICABLE, MUST COMPLY TO CURRENT NCC, AS1428-PART1-2009, LOCAL GOVERNING BODY REQUIREMENTS AND AUSTRALIAN STANDARDS.
4. ALL DOCUMENTATION IS PRELIMINARY AND TO BE REVIEWED BY CERTIFIED PCA / AND CONSULTANT TEAM PRIOR TO FINAL UPDATE / COORDINATION.

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PROPOSED CHILDCARE CENTRE

	ALLOCATED PERMANENT PARKING SPACES	:20
	ALLOCATED SHARED PARKING SPACES CHILDCARE @ DROP-OFF TIMES	:11
	BALANCE OF SHARED PARKING AREA	:62
	PARKING AREA SHARED ZONE SIGNPOSTED	
	PEDESTRIAN ZONE GROUND PAINTING	
	NEW SAFETY BOLLARDS	



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