

Traffic Engineer Referral Response

Application Number:	DA2021/1072
Date:	17/09/2021
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 1245996 , 14 Inman Road CROMER NSW 2099

Officer comments

The change of use for the proposed recreational facility has been assessed and it is noted the applicant has access to 2 on site parking spaces and under the Warringah DCP (based on the GFA of 234m²) there is a need for 11 in total, there is a deficiency of 9 spaces. The proposed operation hours are at the end of the peak parking demand period for the adjoining businesses (Monday – Thursday: 4:00pm to 7:30pm-Friday: 4:00pm to 8:00pm-Saturday: 8:30am to 12:00pm-Sunday: Closed) when there is suitable availability to support the proposed usage.
Application support subject to conditions.

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

Allocated Parking Spaces (retail/commercial)

Parking allocated to this development must be clearly signposted and linemarked as being for the exclusive use of this development. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To ensure parking availability.

Delineation of the pedestrian access path and internal signage

Prior to the issue of any occupation certificate the applicant is to install suitable delineation treatments between the external public footpath in Orlando Road and the entry to the facility. The pedestrian travel path on the access ramp is to be delineated using an approved system that includes a vertical element of a minimum height of 750 mm. Suitable line marking in accordance with AS 2890.1 - 4.4.2 *Pedestrian Crossing Markings*, is to be installed within the car parking area to delineate the pedestrian path. Signage is to be installed to warn both pedestrians and drivers of the potential hazards within the car park to address safety concerns through the increased use of the premises by the clients of the development.

Certification of the compliance with this condition provided by a suitably qualified traffic engineer is to be provided to the Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To address potential conflict and safety concerns with in the car park area.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Site Occupancy

That the number of customers on the site at any one time be limited to 20.

Reason: To ensure that all parking generated by the site is contained on the site.

Hours of operation

The proposed facility is to operate only within the following hours:

Monday – Thursday: 4:00pm to 7:30pm

Friday: 4:00pm to 8:00pm

Saturday: 8:30am to 12:00pm

Sunday: Closed

Additional hours of operation will require an additional application and the need for a detailed parking occupancy study to reconcile the deficiency in off street parking

Reason: Limit impact on parking availability