

## Traffic Engineer Referral Response

Application Number:	DA2025/0257
Proposed Development:	Alterations and additions and change of use to dual occupancy (attached) including strata subdivision
Date:	21/10/2025
Responsible Officer	
Land to be developed (Address):	Lot 7 DP 26523 , 5 Adina Road CURL CURL NSW 2096

### Officer comments

#### **SUPPORTED - subject to conditions**

#### **Additional comments - 20/10/25**

The applicant has submitted revised plans and provided swept path plots to demonstrate how vehicles will enter and exit each parking space in a forwards direction. The amended plans now have two pairs of tandem parking spaces and, vehicles exiting spaces 3 & 4 will need to do so with a 4 point turn. The parking area is however for residents, who will be familiar with the constraints and with the required manoeuvring, and the parking arrangement is considered acceptable.

Each tandem space pair will need to be allocated to the unit with the dual occupancy to ensure each space is always accessible.

#### **Original comments - 4/8/25**

The proposal is for alterations and additions to convert an existing dwelling house into a dual occupancy comprised of 2 x 2 bedroom dwellings. The development is proposed to be served by 4 offstreet parking spaces, 2 per dwelling. For dual occupancy the Warringah DCP requires each dwelling to have 2 parking spaces. The development proposal is therefore compliant in terms of the quantum of parking however clause C3 of the Warringah DCP also requires that carparking is to be provided which enables vehicles to enter and leave the site in a forwards direction. It is unclear how vehicles will access spaces 1 & 2 and it is unclear how vehicles will turn around within the site to egress in a forwards direction from all parking spaces when other spaces are occupied. Swept path plots are to be provided to demonstrate how a B85 vehicle will enter and exit each space in a forwards direction without encroachment into other parking spaces consistent with DCP requirements and as per AS/NZS 2890.1

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 basement parking once available. 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.

#### **Stacked Parking Spaces (Residential)**

Each tandem/stacked parking space pair is to assigned to the same residential unit within the dual occupancy.

Reason: To minimize conflicts regarding parking areas.

### **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 Guidance Scheme 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.

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

#### **Landscaping adjoining vehicular access**

The applicant must ensure that the planting chosen for any land immediately adjacent to the driveway and adjacent to any driveway intersections must not exceed a height of 1,140mm

Reason: To maintain unobstructed sight distance for motorists.