

TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

Suite 604, Level 6, 10 Help Street, Chatswood NSW 2067 **P** (02) 9411 5660 | **M** 0479 095 329 | **W** ttpa.com.au | **E** lachlan@ttpa.com.au

Date: 28 March 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.

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 parking areas and driveways for the childcare centre at 4 Inman Road, Cromer, comply with the relevant standards whereby:

- A total of 31 car spaces are provided on-site for childcare use in satisfaction council's minimum requirement of 30 comprising of the following arrangements:
 - o 20 permanent car spaces are provided for staff use.
 - o 11 reserved parking spaces during drop-off and pick-up times for visitors.
- Implementation of a shared zone to ensure a safe vehicle operating environment around the childcare facility.

The reserved parking spaces for childcare use will occur outside the general business hours of 9am-5pm and therefore have a negligible impact on the rest of the shared parking space provisions provided on site.

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.

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Lachlan Ellson BE(Civil) Director Transport and Traffic Planning Associates

Appendix A Development Plans

ttpa TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

DRAWING LIST

DA-00	COVER PAGE LOCATION/ KEY PLAN
DA-01	SITE SURVEY PLAN / ROOF PLAN
DA-02 DA-03	EXISTING TENANCY - BASEMENT FLOOR DEMOLITION PLAN
DA-04 DA-05 DA-06 DD-07	GENERAL ARANGEMENT PLAN SETOUT / AREA ZONE PLAN REFLECTED CEILING PLAN FLOOR FINISHES PLAN
DA-08	CAR PARKING ALLOCATION PLAN
DA-E1 DA-E2 DA-S1	ELEVATIONS NORTH / SOUTH ELEVATIONS EAST / WEST SECTIONS A-A B-B
DA-SE1	SHADED ELEVATIONS - EXTENT OF NEW WORK
DA-REF.2 DA-REF.2	MATERIALS AND FINSHES & RENDERED ELEVATIONS WEST / SOUTH / EAST
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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 VENGINEERS AND CONSULTANT DETAILS DRAWINGS AND SPECIFICATIONS. 3. ALL WORKS TO BE IN LINE WITH NCC AND AUSTRALIAN STANDARDS 7 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

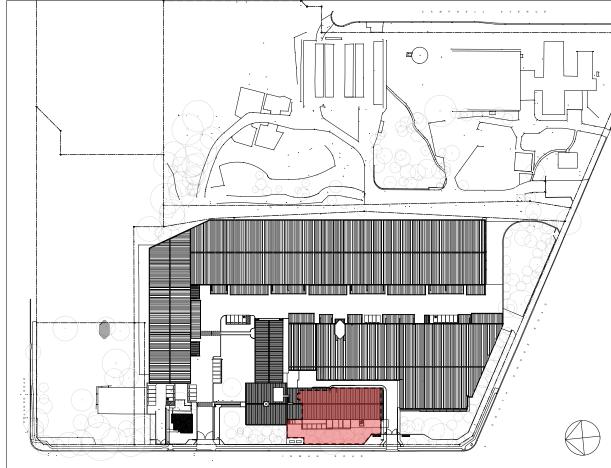
SERVICES. 6. DESIGN DOCUMENTATION TO BE READ IN CONJUNCTION WITH ENGINEERING SERVICES DESIGN PACKAGE AND DA CONSENT CONDITIONS

7. ALLOW TO REPAIR ANY DAMAGE TO BASE BUILDING CORE, COLUMNS AND 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. 2. WHERE REQUIRED, ALL PROPOSED GLAZING WILL COMPLY WITH AS1288.

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SITE LOCATON / KEY PLAN





KEY:

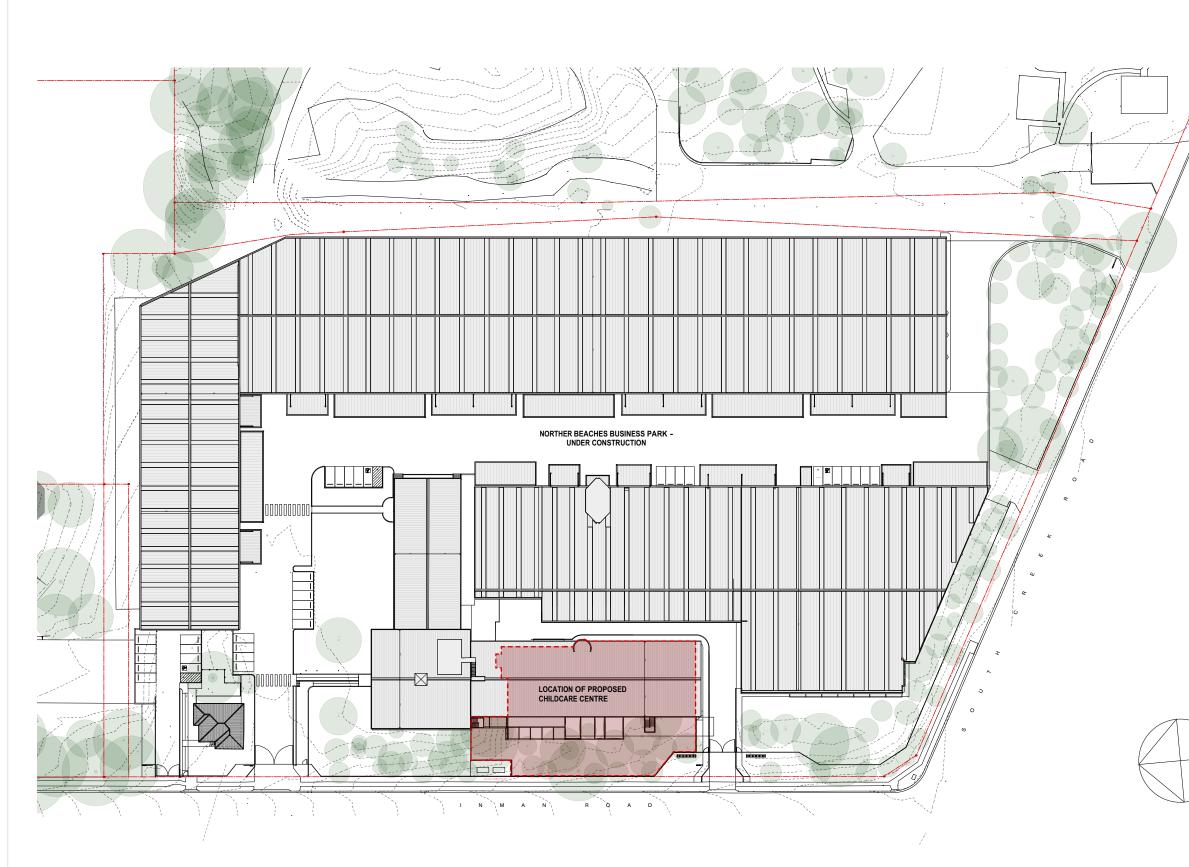
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Project.	Learn & Play Childcare		DA-00	В
Addross:	4 10 Inman rd	Date	Scale:	D
Address.	Cromer NSW 2099	22.03.24	NA	







KEY:





SITE BOUNDRY

SITE CONTOUR

EXISTING TREES & MAIN VEGETATION

ID FITOUTS

LOCATION OF PROPOSED DEVELOPMENT SITE AREA

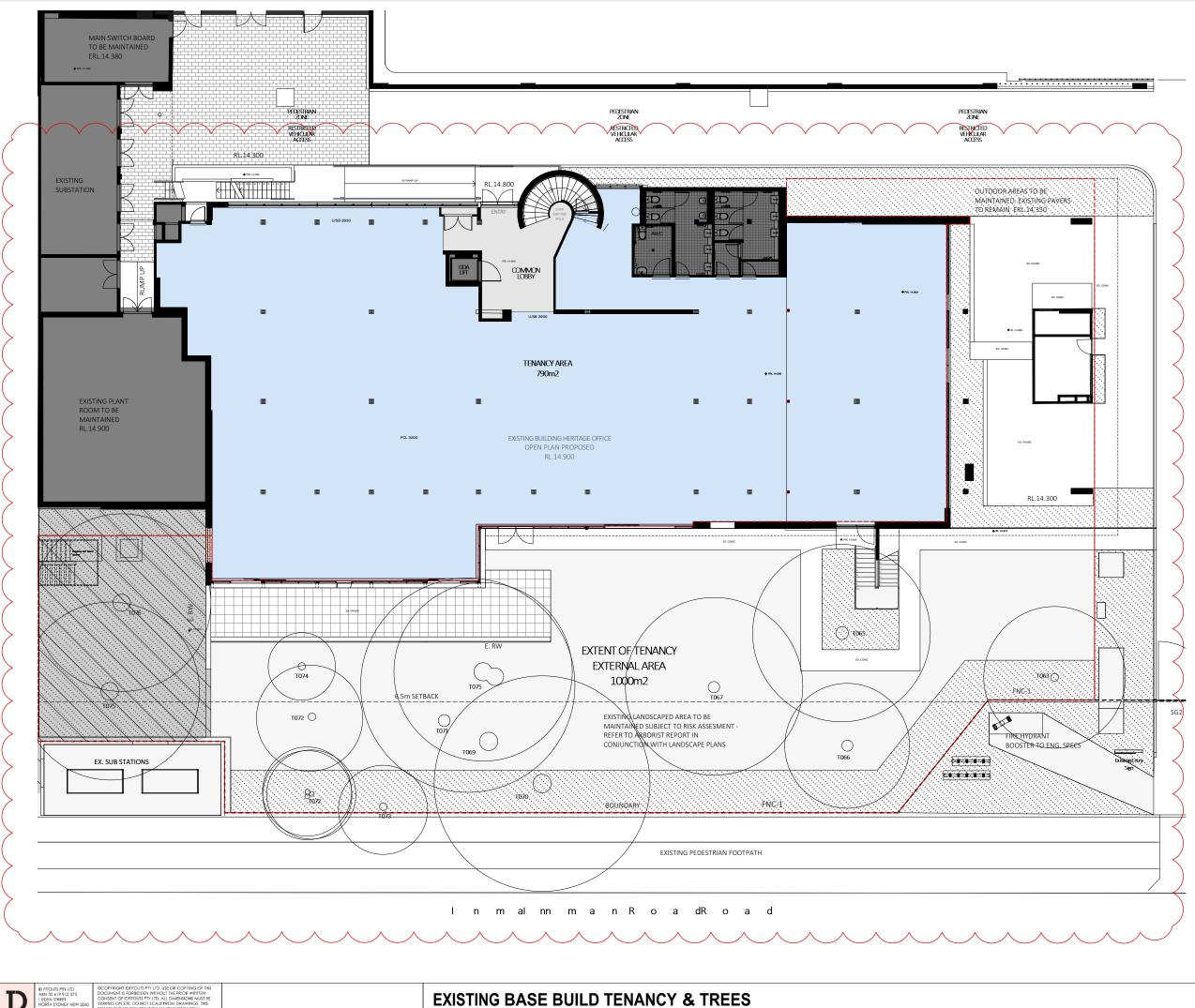
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Project:	Learn & Play Childcare		Drawing Number: DA-01	٨
Address:	4 ,10 Inman rd Cromer NSW 2099	Date 22.03.24	scale: 1:500 @ A1	A



EXISTING BASE BUILD TENANCY & TREES

ID FITOUTS EST. 2009

KEY:



PROPOSED INTERNAL LEASE AREA:

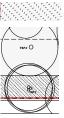
EXTENT OF OUTDOOR AREA:

790m2

1000m2

EXISTING LAWN AREA

EXISTING SOFT LANDSCAPEING AND MULCH



EXISTING TREES

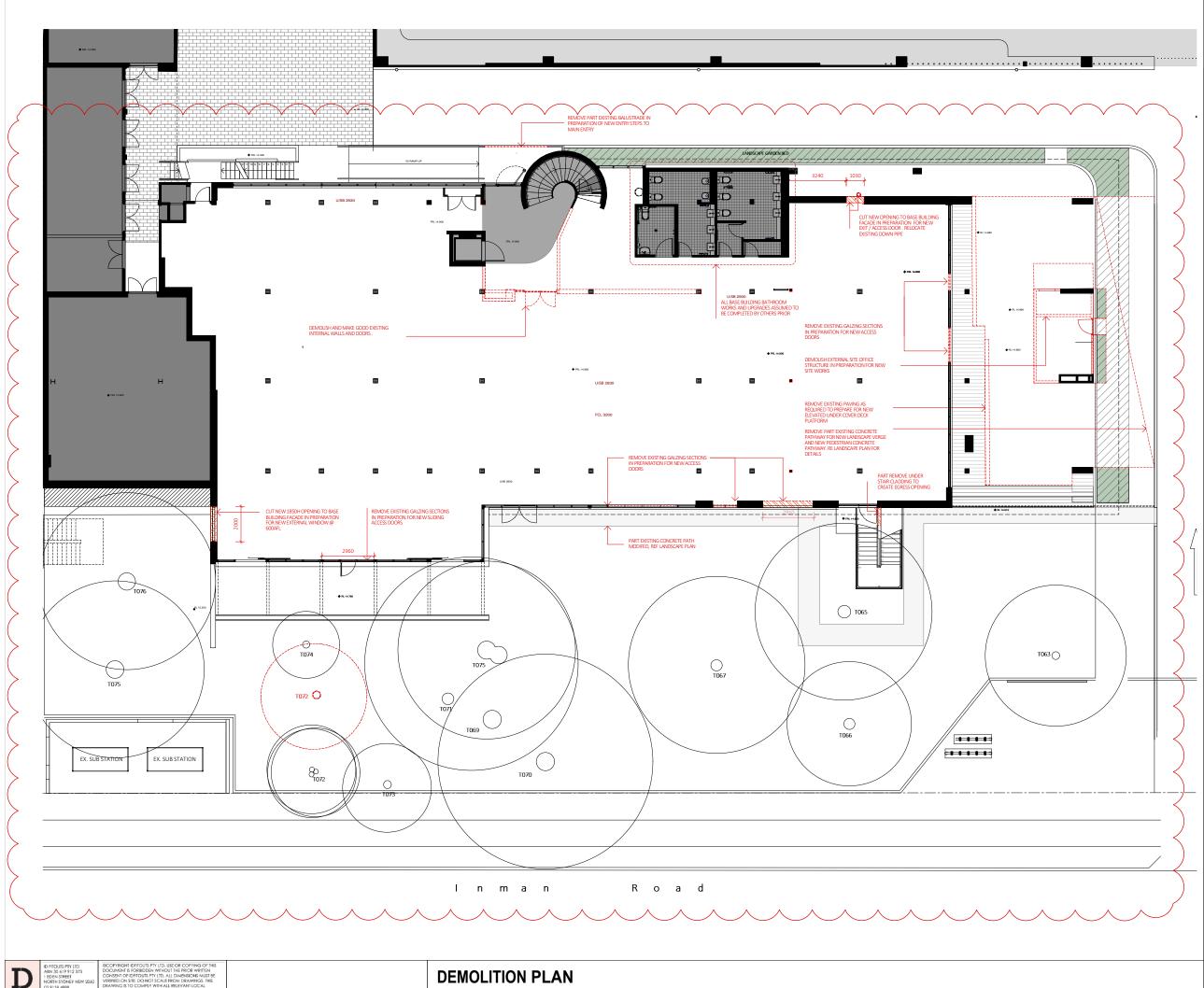
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Project:	Learn & Play Childcare		Drawing Number: DA-02	Р
Address:		Date 22.03.24	scale: 1:100 @ A1	В





Key: **Key**

EXISTING BASE BUILDING WALLS / TO REMIAN AREA NOT IN SCOPE

ITEMS TO BE REMOLISHED / REMOVED

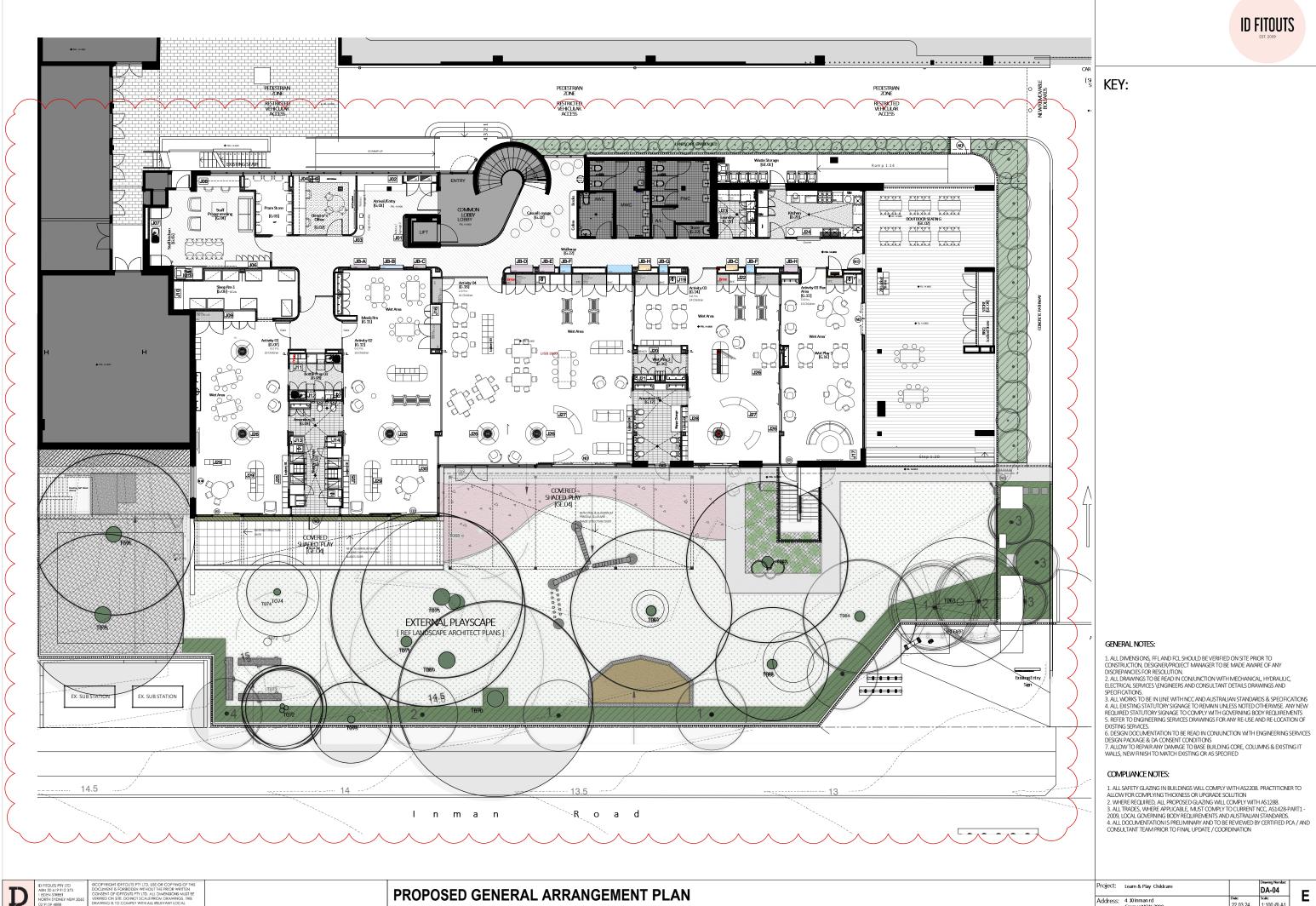
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Project:	Learn & Play Childcare	Drawing Number: DA-03	В
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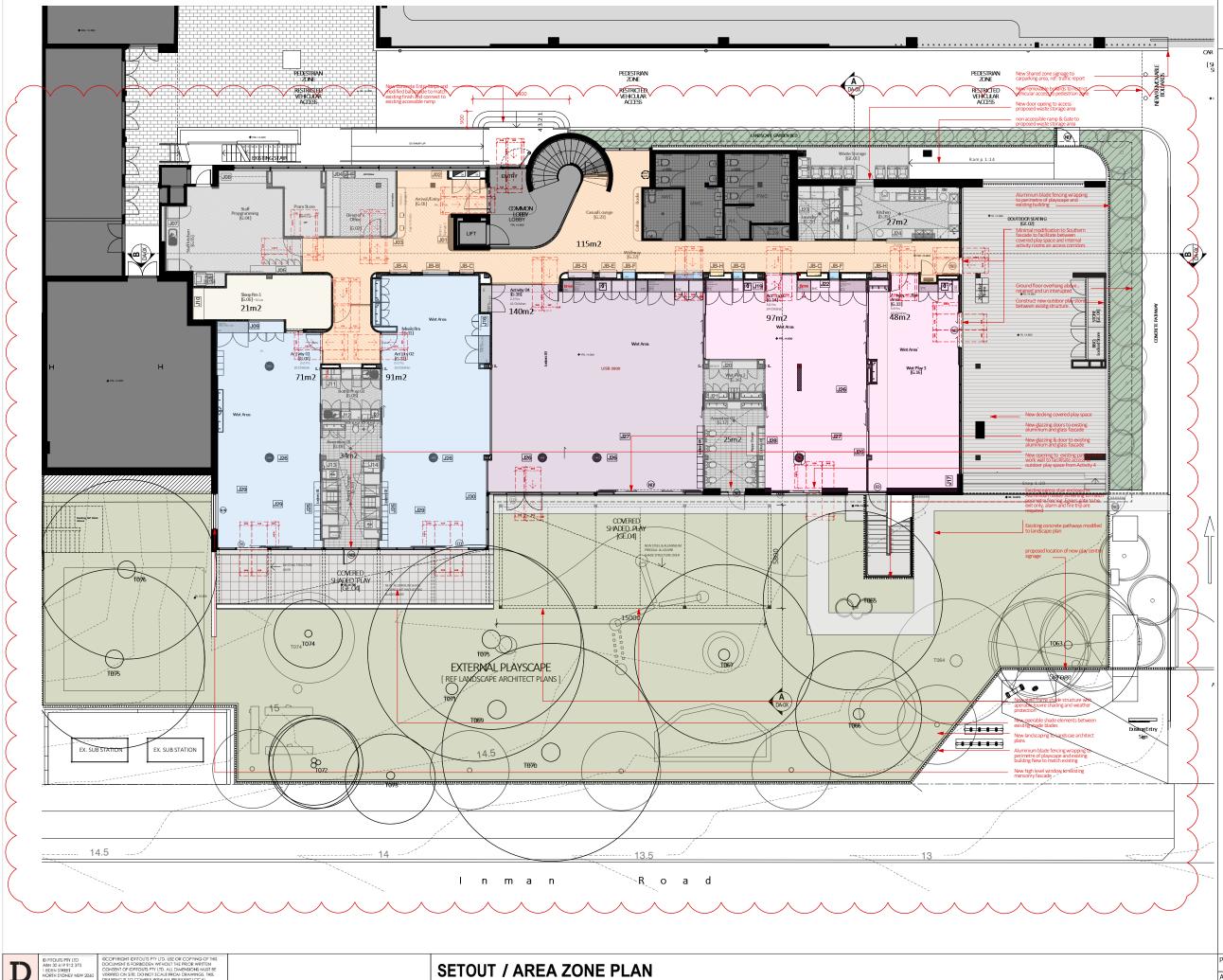




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Project:	Learn & Play Childcare	Drawing Number: DA-04	E
Address:	4 ,10 Inman rd Cromer NSW 2099	 scale: 1:100 @ A1	E





KEY:

STAFF / COMMON AREA UTI	LITY AMENITIES		
FOH COMMON AREA / PUBLIC ACCESS CORRIDO			
SLEEP / BABY COTT ROOMS			
ACTIVITY 1&2 :	0-2 Yrs OLD		
ACTIVITY 3 :	3-6 Yrs OLD		
ACTIVITY 4 :	2-3 Yrs OLD		
OUTDOOR COVERED PLAYSA	PCE / HARDCAPE		
OUTDOOR PLASCAPE / LANE	OSCAPE AREA		

ID FITOUTS

GENERAL NOTES:

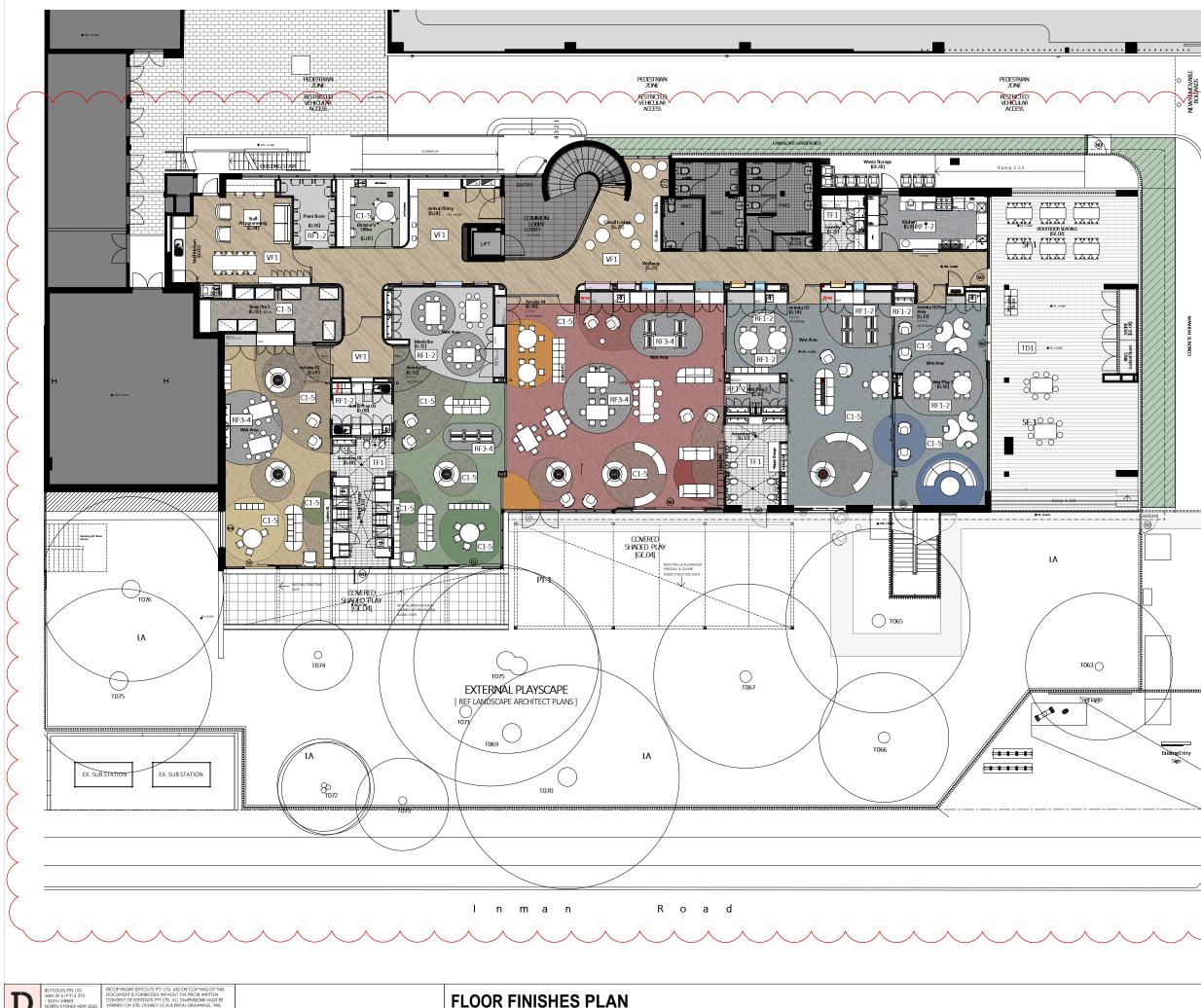
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Project:	Learn & Play Childcare	Drawing Number: DA-05	E
Address:	4 30 Inman rd	 scale: 1:100 @ A1	



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KEY:

CAF [9-S

WRIAMOVABI BOLLARDS

VF-1	HAVWOODS FLOATING ENGINEERD TIMBER FLOORING OR EQUAL
	Karndean Blond Oak or / equal Hawwoods Amendo Wide Plank - equal
C1-5	CARPET TILE PLANKS
	InterfaœFLOR Escarpment / Neteffect Collection / Daring
TF1	WET AREA TILING
	NON SUP FLOOR TILES
RF1-2	WET AREA VINYL FLOORING
	FORBO 'Sphera Energetic range'
RF3-4	RESILIENT FLOORING - VINYL
	FORBO 'Sphera Energetic range'
PT-1	EXTERNAL PAVER TILE
	EXTERNAL PAVING AREA -
TD-1	New timber Decking on new substructuren
ID-T	approx 370AGL
	140mm Merbau or similar
LA	LANDSCAPING AREA
	For surface finish refer to Landscape architect plans

GENERAL NOTES:

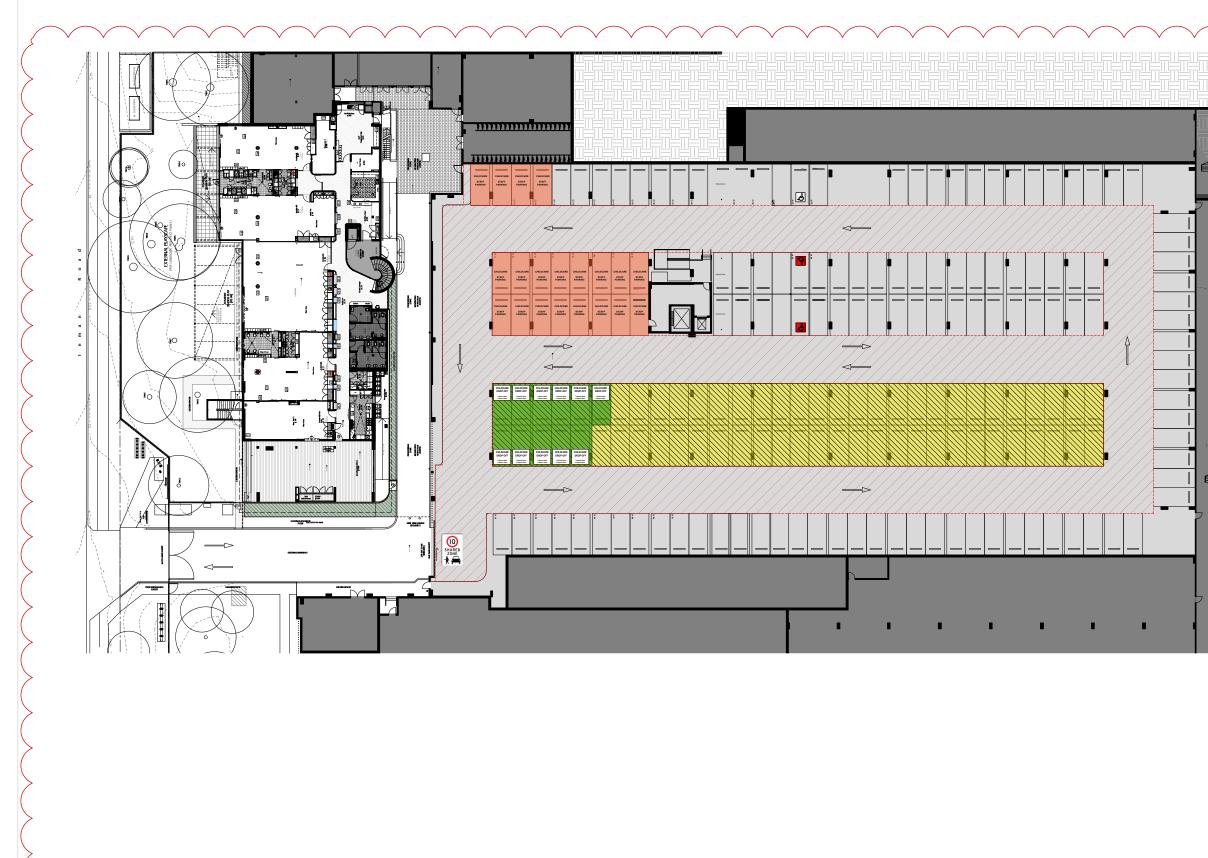
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Pro	ject:	Learn & Play Childcare		Drawing Number: DD-07	П
Ad	dress:	4 ,10 Inman rd Cromer NSW 2099	Date: 22.03.24	scale: 1:100 @ A1	ע



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ALLOCATED CAR PARKING PLAN



$\left\langle \right\rangle$		CHILDCARE STAFF PARKING
$\left\langle \right\rangle$		CHILDCARE DROP-OFF 708am-8:30an 4:20pm-8:30pn
	\sim	\sim

KEY:

PROPOSED CHILDCARE CENTRE

ALLOCATED PERMANENT PARKING SPACES :20

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:62

ALLOCATED SHARED PARKING SPACES CHILDCARE @ DROP-OFF TIMES :11

BALANCE OF SHAREA PARKING AREA

PARKING AREA SHARED ZONE SIGNPOSTED

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