



TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

Suite 604, Level 6, 10 Help Street, Chatswood NSW 2067

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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:
 - 20 permanent car spaces are provided for staff use.
 - 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.



Lachlan Ellson BE(Civil)
Director

Transport and Traffic Planning Associates

Appendix A

Development Plans

KEY:

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.
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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 & 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.
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DRAWING LIST

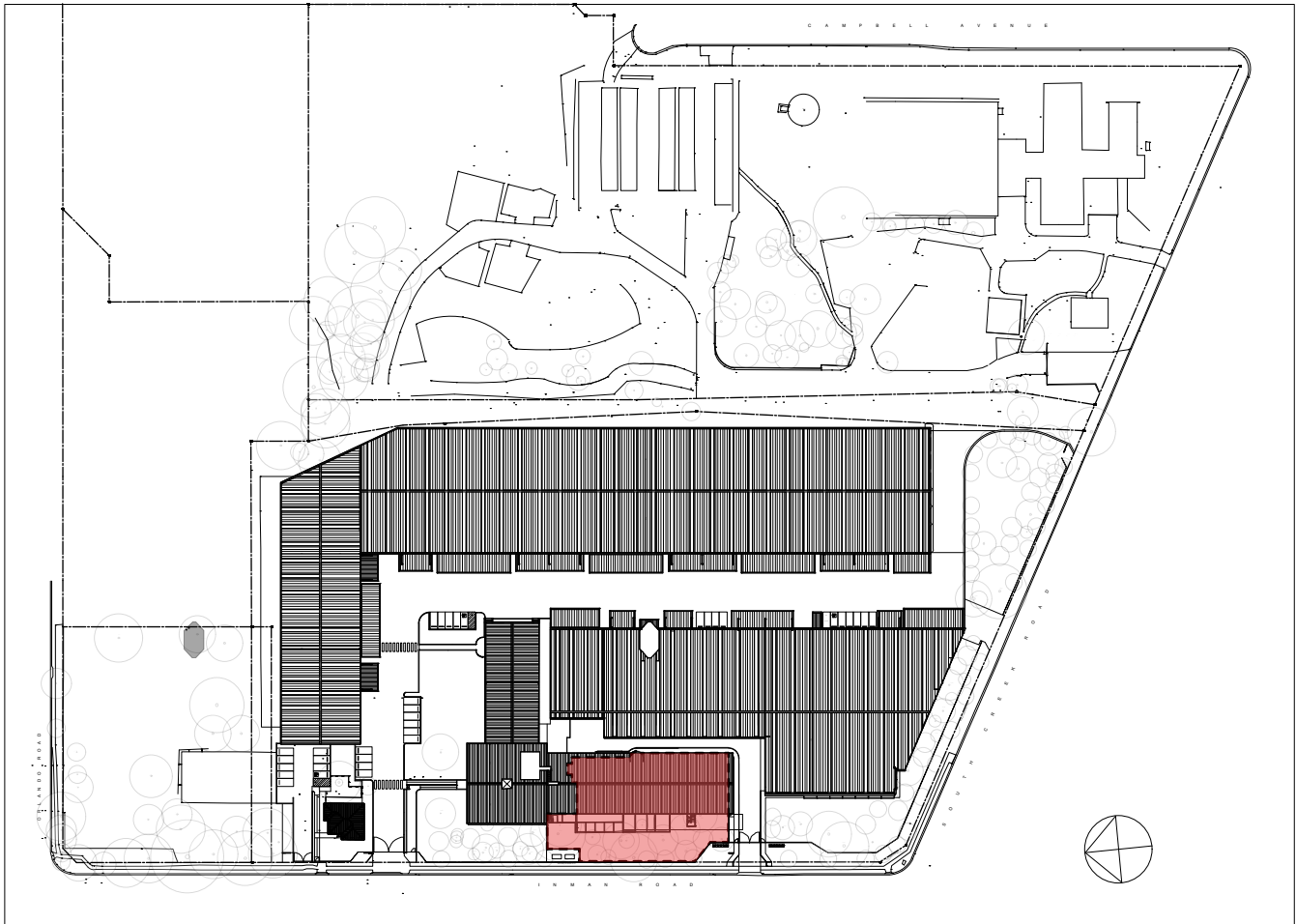
DA-00	COVER PAGE LOCATION/ KEY PLAN
DA-01	SITE SURVEY PLAN / ROOF PLAN
DA-02	EXISTING TENANCY - BASEMENT FLOOR
DA-03	DEMOLITION PLAN
DA-04	GENERAL ARRANGEMENT PLAN
DA-05	SETOUT / AREA ZONE PLAN
DA-06	REFLECTED CEILING PLAN
DD-07	FLOOR FINISHES PLAN
DA-08	CAR PARKING ALLOCATION PLAN
DA-E1	ELEVATIONS NORTH / SOUTH
DA-E2	ELEVATIONS EAST / WEST
DA-S1	SECTIONS A-A B-B
DA-SE1	SHADED ELEVATIONS - EXTENT OF NEW WORK
DA-REF.2	MATERIALS AND FINSHES & RENDERED
DA-REF.2	ELEVATIONS WEST / SOUTH / EAST

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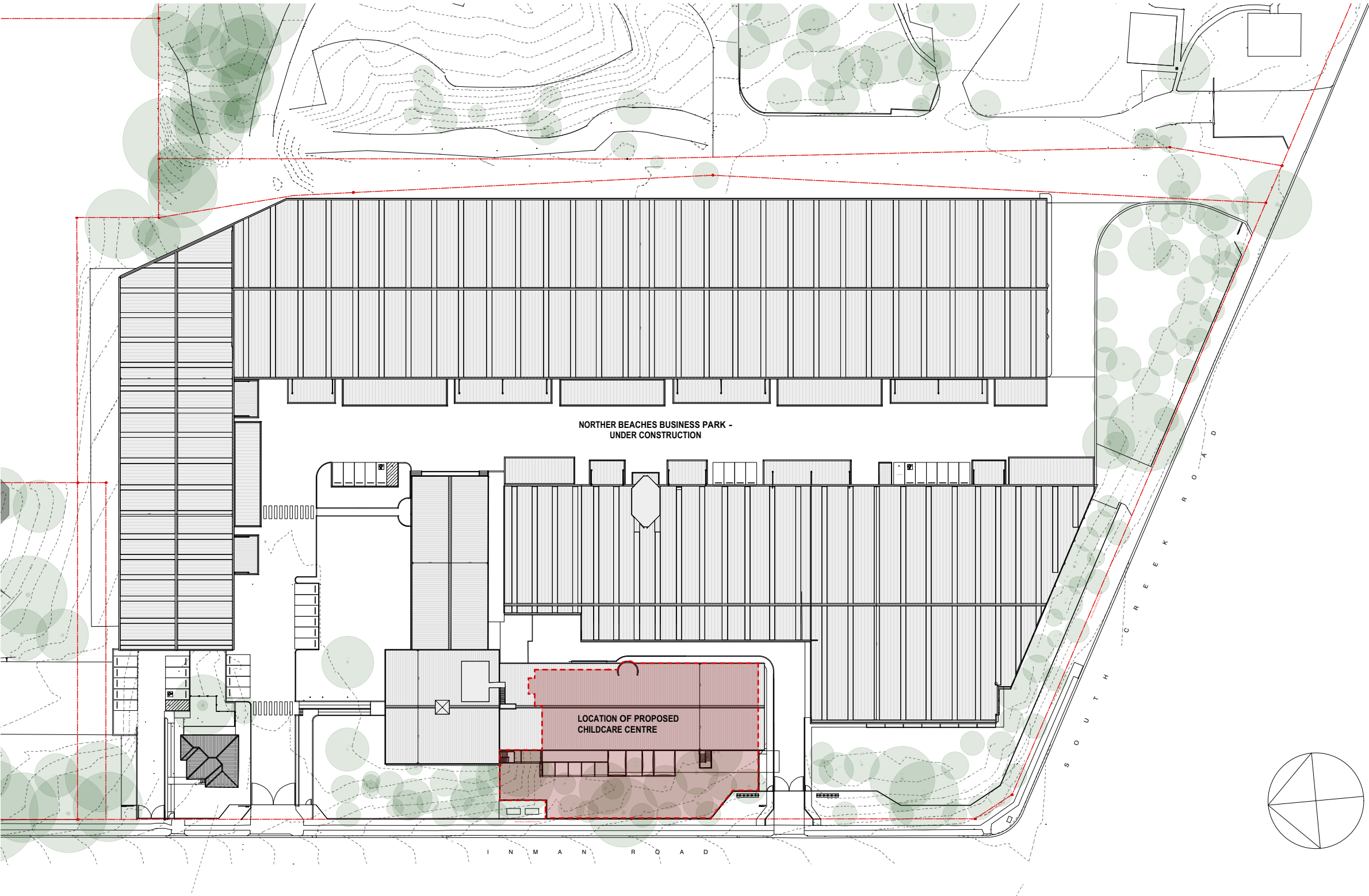
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SITE LOCATON / KEY PLAN

KEY:

- SITE BOUNDARY
- SITE CONTOUR
- EXISTING TREES & MAIN VEGETATION
- LOCATION OF PROPOSED DEVELOPMENT SITE AREA



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KEY:

- PROPOSED INTERNAL LEASE AREA: 790m²
- EXTENT OF OUTDOOR AREA: 1000m²

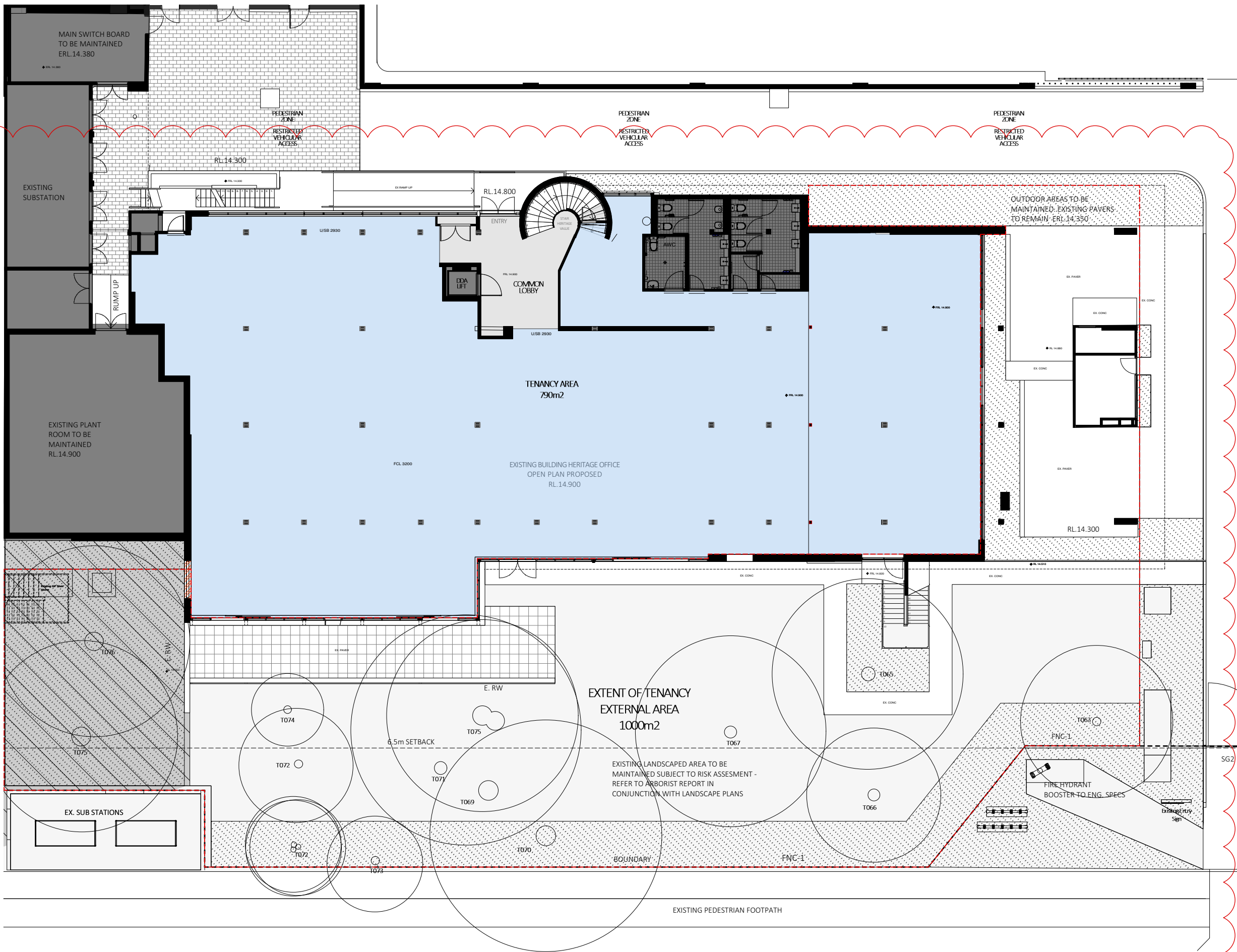
- EXISTING LAWN AREA
- EXISTING SOFT LANDSCAPING AND MULCH
- EXISTING TREES

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EXISTING BASE BUILD TENANCY & TREES

~~ITEMS TO BE REMOLISHED / REMOVED~~

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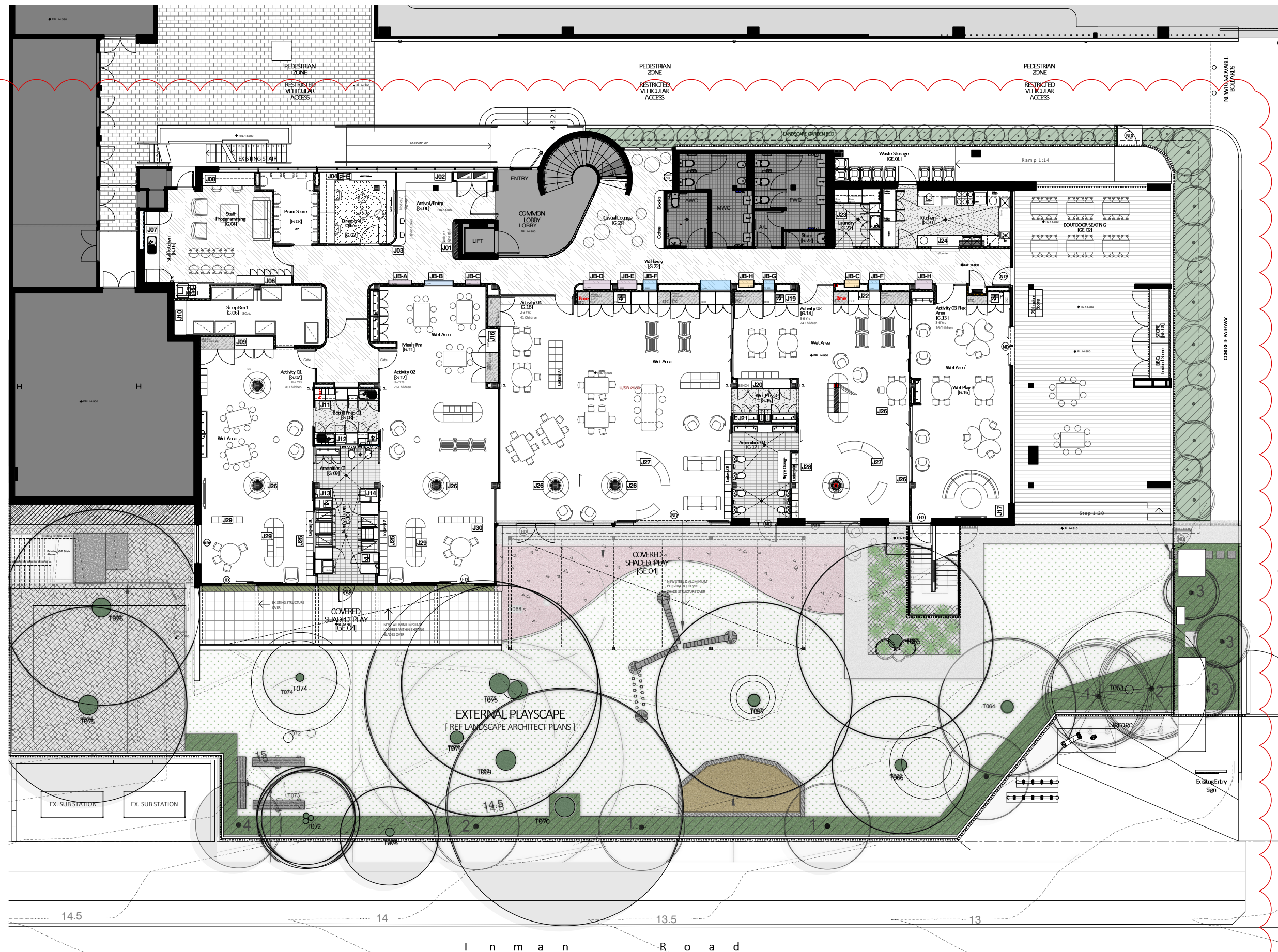
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







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PROPOSED GENERAL ARRANGEMENT PLAN

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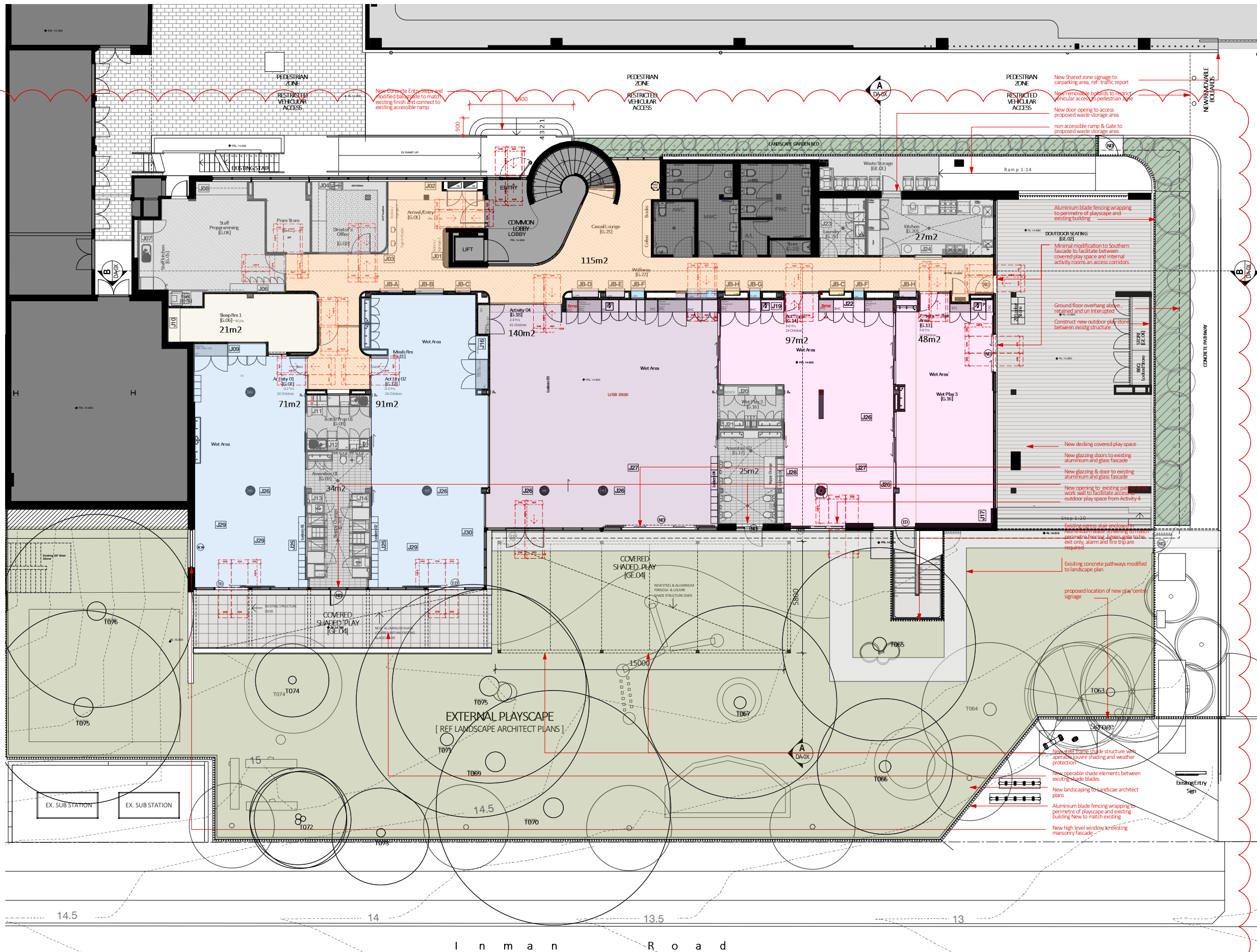
	STAFF / COMMON AREA UTILITY AMENITIES
	FOH COMMON AREA / PUBLIC ACCESS CORRIDOR
	SLEEP / BABY COTT ROOMS
	ACTIVITY 1&2 : 0-2 Yrs OLD
	ACTIVITY 3 : 3-6 Yrs OLD
	ACTIVITY 4 : 2-3 Yrs OLD
	OUTDOOR COVERED PLAYSAPCE / HARDCAPE
	OUTDOOR PLASCAPE / LANDSCAPE AREA

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SETOUT / AREA ZONE PLAN

KEY:

- VF-1 HAWOODS FLOATING ENGINEERED TIMBER FLOORING OR EQUAL
Kamdean Blond Oak or / equal
Hawwoods Armado Wide Plank - equal
- C1-5 CARPET TILE PLANKS
InterfaceFLOOR
Escarpment / Netteff Collection / Daring
- TF1 WET AREA TILING
NON SLIP 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 substructure
approx 370AGL
140mm Merbau or similar
- LA LANDSCAPING AREA
For surface finish refer to Landscape architect plans

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


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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	



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