

## Traffic Engineer Referral Response

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| <b>Application Number:</b>             | DA2022/1807  |
| <b>Proposed Development:</b>           | Change of use and fitout of Warehouse 11 for the purpose of a golf facility (indoor recreation facility) |
| <b>Date:</b>                           | 09/01/2023   |
| <b>Responsible Officer</b>             |  |
| <b>Land to be developed (Address):</b> | Lot 1 DP 1282038 , 4 - 8 Inman Road CROMER NSW 2099  |

### Officer comments

The development application is for an indoor mini golf and driving range facility in warehouse unit 11 of the business park development at 100 South Creek Road.

The development operate 6am-11pm Mon-Sat and 6am-6pm on Sunday and will be served by 21 at grade parking spaces and 10 additional (overflow) parking spaces in the basement.

It is noted and accepted that the peak hours of operation for the development are likely to be in the early evening and on weekends when parking and traffic demands generally in the Cromer Industrial Area will be low. The parking supply for the development is considered to be adequate to support the generated parking demands and the traffic generated by the development is likely to be low. The development is also not expected to require a significant number of truck deliveries with it accepted that most deliveries are likely to be completed by small rigid trucks.

There are no traffic engineering concerns with approval of this development

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

##### 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.

#### 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 Management Plan 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.

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

### **Allocated Parking Spaces**

Parking allocated to this development must be clearly signposted and linemarked as being for the exclusive use of this development, including directional signposting to the overflow basement parking spaces. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

Reason: To ensure parking availability.