

## Traffic Engineer Referral Response

<b>Application Number:</b>	Mod2024/0233
<b>Proposed Development:</b>	Modification of Development Consent DA2018/0697 granted for Demolition works and construction of a centre-based child care facility for a maximum of 146 children
<b>Date:</b>	04/06/2024
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 1 DP 1305286 , 727 Warringah Road FORESTVILLE NSW 2087 Lot 2 DP 1305286 , 725 Warringah Road FORESTVILLE NSW 2087 Lot 3 DP 1305286 , 723 Warringah Road FORESTVILLE NSW 2087

### Officer comments

The modification proposal is for an increase in childcare places at the approved childcare centre. The number of childcare spaces is proposed to increase from 146 to 152. This would require 38 parking spaces for compliance with Warringah DCP parking requirements. It is noted that the existing approved development provides 38 parking spaces, including 7 dedicated staff spaces, 2 accessible parking spaces, 28 visitor spaces and one service bay. The developer proposes to reassign the service bay as visitor bay that is to be made available for servicing needs outside of peak drop off and pick up hours i.e 11am-2pm. The plans approved under Mod2021/0859 show space No.22 as the service bay however the Plan of Management lodged with Mod2024/0233 references parking bay 38 as the delivery bay. As that bay is also designated a staff parking bay it is likely to be occupied at times when needed throughout the day so the service bay should be designated as space 22. This requires and amendment to section 9.5 of the Plan of Management.

It is noted that the bin room doors open outwards into parking bay 22 which would mean that a waste collection vehicle would need to park partly in the circulation aisle to enable the removal of bins. This would impede circulation of traffic through the carpark. For this reason, collection of waste is considered best undertaken outside of the childcare care centre operational hours when the waste collection vehicle would have access to its choice of parking bays. As suggested by the applicant's traffic consultant, deliveries should occur at times when bay 22 is not needed for drop off and pick up activity. This will need to be signposted

Noting the above, it is considered that the proposed modification can be supported on traffic engineering grounds subject to conditions requiring amendment to the plan of management, signposting of parking bay No.22 to define that it is for deliveries between 11am and 2pm and drop off/pick up at other times and that waste collection is to occur outside of approved childcare centre operating hours.

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**

**Signage and Linemarking - Internal**

A plan demonstrating appropriate signage and marking of 7 parking bays dedicated for staff use, 2 bays for accessible parking and 29 bays for visitors, with parking bay 22 to be signposted/marked for delivery vehicle parking between 11am and 2pm and visitor parking at other times. Details to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

Reason: to ensure availability of parking for carpark users.

**Amended Plan of Management**

That the Plan of Management be amended to reflect that:

1. Deliveries are to occur only between the hours of 11am and 2pm or before and after childcare centre operating hours
2. Waste collection is only to occur before and after childcare centre operating hours

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

Reason: to ensure availability of parking and minimise congestion during drop off and pick up hours