

Traffic Engineer Referral Response

Application Number:	DA2020/1503
Date:	27/04/2021
Responsible Officer	
Land to be developed (Address):	Lot 374 DP 752038 , 374 / 0 Lawrence Street FRESHWATER NSW 2096 Lot 1 DP 864459 , 1 / 0 Lawrence Street FRESHWATER NSW 2096

Officer comments

The proposal is for a change in use of the girl guides hall at times when it is not in use by the girl guides. The change is supported as it eliminates the current issues associated with the preschool operating from two sites on either side of the carpark. The amended arrangement sites all preschool activities on the same side of the carpark and allows for children to be transferred between playground and indoor activities via an internal gate. No increase in staff or student numbers is proposed so the application does not result in increase traffic or parking requirements.

I would have concerns if the site at No.23 Oliver Street was to remain in use by the Child Care Centre (or another child care facility) as this may then result in increased staff or student numbers and an associated increase in drop off and pick up activity. Continued use of No.23 Oliver Street by the Child Care Centre would also not address existing safety concerns relating to children having to cross the carpark between the two buildings. This may require a condition being placed on any consent requiring the applicant to surrender the child care centre consent for No.23 Oliver St.

The Child Care Centre is located adjacent to a 42 space public carpark. The existing child care centre caters for 60 children in total with 20 of these children to be re-sited from No.23 Oliver Street to the Girl Guides hall. The total number of children is unchanged from those permitted under the in the existing approval and would not generate any additional parking demand. As is the case with the existing development, the public carpark adequately caters for the drop off and pick up needs generated by the centre.

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:

Nil.