

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2022/2099
<b>Proposed Development:</b>	Alterations and additions to an Industrial Unit
<b>Date:</b>	29/12/2022
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot CP SP 81726 , 34 Campbell Avenue CROMER NSW 2099

### Officer comments

The development proposal is for alterations and additions to an existing brothel development at unit 17/32-34 Campbell Road, Cromer. The proposed alterations comprise additional storage area and the addition of a triple car stacker internal to the development.

The existing development provides parking for 5 vehicles with one of those spaces being in a tandem arrangement. As no additional client suites are proposed the DCP parking requirement for both the existing and proposed development will be two spaces. Under the existing scenario the two car spaces internal to the building are at ground level and therefore could be accessible by clients. The above ground spaces in the car stacker and also the buried space within the tandem space pair outside the building will not be readily accessible by clients and should therefore be allocated for staff use. The remaining 3 spaces should be designated for use by clients. The above will be conditioned

Other than the above, there are no traffic engineering concerns with the proposal

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

##### Mechanical car stacker

The applicant is to provide information on the proposed mechanical car stacker, operation details, and instructions to staff on using the device, maintenance plan, and contingency plan during a malfunction.

Details are to be provided to Council for approval and this requirement is to be reflected on the Construction Certificate plans. Details demonstrating compliance are to be reflected on the

Construction Certificate plans and any supporting documentation for the endorsement of the Certifier prior to the release of the Construction Certificate.

Reason: To ensure adequate parking availability

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

#### **Allocation of Parking Spaces**

The 6 parking spaces shown on the plans must be clearly signposted and/or linemarked for their intended use i.e 3 spaces for staff (upper level spaces in the car stacker and the buried space in the tandem space pair) and 3 spaces for clients (all remaining 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 for staff and clients.