

Traffic Engineer Referral Response

Application Number:	Mod2025/0008
Proposed Development:	Modification of Development Consent DA1994/0772 granted for a Child Care Centre (with attached residence) to accommodate 18 children
Date:	01/05/2025
Responsible Officer	
Land to be developed (Address):	Lot 3 SP 96349 , 1 / 50 Glen Street BELROSE NSW 2085

Officer comments

The Warringah DCP requires that childcare centres provide parking at a rate of 1 space for every four children. The modified development would therefore require 6 offstreet parking spaces but provides only 5. It is therefore deficient by one space. The latest TfNSW Guide to Transport Impact Assessment also suggests that 1 parking space for each 4 children are required.

The Statement of Environmental Effects advises that there is ample on street parking but provides no data to confirm this is the case and it is questioned whether it is safe to load/unload children from kerb side on Glen Street given the volume of traffic. It is also suggested in Statement of Environmental Effects that parking in the Glenrose Shopping Centre can be used, this is not agreed with it considered inappropriate to rely upon parking serving another development. The shortfall in required parking could be supported if 5 offstreet parking spaces are signposted and marked as 15min drop off pick up spaces. This will be conditioned.

Any staff requiring parking could be accommodated with the reported ample kerbside parking.

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

Allocated Parking Spaces - drop off/pick up

The 5 offstreet parking spaces allocated to this development must be clearly signposted and linemarked as 15min P parking for the exclusive use of parents dropping off and picking up children from this development. 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 parents/children.