

Traffic Engineer Referral Response

Application Number:	Mod2016/0068
Responsible Officer	
Land to be developed (Address):	Lot 16 DP 11438 , 2 Carawa Road CROMER NSW 2099 Lot 15 DP 11438 , 2 Carawa Road CROMER NSW 2099

Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m2 or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Councils development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

The modification is for changes on the existing approved mixed use development at 2 Carawa Road, Cromer including the change of use of an office to a retail premises and a retail premises to a take away café. The modification includes changes on the car park layout resulting in an increase of 2 parking spaces to total 29 spaces.

The proposed change of use requires the provision of additional 5 parking spaces (total of 32 spaces) whilst the proposed car park layout provides 29 spaces.

The car park layout includes one tandem parking allocated to the office. Tandem parking is generally not accepted for commercial and office use but can be acceptable on merit for residential use subject to allocation to one unit.

The proposed parking space No.3 appears not to be accessible given that it is located between a column and a gate. This spaces also narrow down the gate way and allow one-way vehicular access resulting in conflict point at the gate.

The disable parking space does not comply with Australian Standards AS2890.6:2009 however it is as approved as part of the original DA.

In view of the foregoing, the proposed modification is not supported on traffic grounds.

Revised Traffic Comments:

The traffic generating from the proposed modification is not considered to have significant impact on the surrounding road network which is acceptable.

The proposed change of use from retail to Café/take away shop would require additional parking provision, however considering the availability of parking spaces on Carawa Road along the frontage of the premises no objection is raised on the proposed parking provision subject to imposing a condition on restricting the setting capacity to maximum 20 seats for the café use.

The Tandem spaces are acceptable subject to allocation the same unit and the rear space to be allocated the rear space to staff parking.

Therefore, no objection is raised on the proposal on traffic grounds subject to the following conditions.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Maximum capacity of Cafe Use

The café / take away shop is to be operated with provision of no more than 20 seats.

Reason: To comply with the parking requirements (DACTRBOC1)

Allocation of Tandem Parking Spaces

Tandem parking spaces are to be allocated to one unit.

Reason: To enable to manage the simultaneous use of the both parking spaces (DACTRBOC2)