

5.3. 145 Kurraba Road, Kurraba Point - Disabled Parking Relocation

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ATTACHMENTS:

1. Site plan [5.3.1 - 1 page]

PURPOSE:

To relocate an existing on-street disability parking space to the north of the driveway to 143 Kurraba Road, Kurraba Point

EXECUTIVE SUMMARY:

The development of 147 Kurraba Road, Kurraba Point has the location of the future basement parking entry/exit driveway at the site of the existing disability parking at 145 & 147 Kurraba Road. It is recommended that to relocate this disability parking space to the north of the driveway to 143 Kurraba Road.

FINANCIAL IMPLICATIONS:

The cost of the signs can be funded from Council's signs and lines budget.

RECOMMENDATION:

1. **THAT** Council relocate the existing disability parking space on the western side of Kurraba Road to the north of the driveway to 143 Kurraba Road, Kurraba Point.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

- 2. Our Built Infrastructure
 - 2.4 Improved traffic and parking management

- 5. Our Civic Leadership
 - 5.3 Community is informed and consulted

BACKGROUND

Council staff has received a temporary vehicular crossing application and an amended Construction Traffic Management Plan (which yet to be approved separately under delegated Authority) for the development site of 147 Kurraba Road, Kurraba Point. The proposed temporary vehicular crossing position is in the same location of the future basement parking entry/exit driveway however, it overlaps with an existing disability parking space in front of 145 Kurraba Road, Kurraba Point.

CONSULTATION REQUIREMENTS

Community engagement has occurred in accordance with Council's Community Engagement Protocol. The detail of this report provided the outcomes from the engagement for Council to consider prior to adoption.

Relates to ECM No: 8801779

Standard or Guideline Used: Disabled Parking Policy

Signs & Lines Priority: N/A

Precinct and Ward: Kurraba Precinct, Cammeraygal Ward,

Impact on Bicycles: N/A

Impact on Pedestrians: N/A

Impact on Parking: No loss of on-street parking space in the long term

DETAIL

The site is located on the southmost corner of Kurraba Road just before the Hodgesons Lookout Park one-way loop. This section of Kurraba Road has a variable road width from 6 metres to 10 metres from kerb to kerb with 2P timed on-street parking restrictions '8:30 am to 6 pm Monday to Friday, permit holders excepted, Area 32' allowed on the left-hand side of the travel direction only.

This is an area with very high on-street parking demand due to existing medium density developments and ongoing developments. There are in total two ongoing construction activities happening in this section of the road, one of them is 147 Kurraba Road.

The current builder (Richard Crookes Pty Ltd) of 147 Kurraba Road approached Council in December 2021 with an application for temporary vehicular crossing and amended Construction Traffic Management Plan (CTMP) for approval. The request included building the proposed driveway before the formwork for B1 level to level 1 and required the removal of the existing disability parking space in front of the proposed driveway.

The builder has an existing 20 metres 'Work Zone' approved under the most recent CTMP and a 7.3 metres driveway kept from the old development and utilizing it as a site access/exit point (see attachment). It was noted that in the previous Traffic Delegated Authority approved CTMP section 3.5 'Construction Site Access' the builder states 'in order to maintain the existing on-street accessible parking space in the north-east corner of the site...'. The builder was aware of the existence of the disability parking space but did not propose it be removed during the construction stage in its original CTMP.

The applicant for this disability parking space resides at 145A Kurraba Road, it is a battle-ax property with only its driveway facing the road and therefore does not have a property frontage facing Kurraba Road. In accordance with North Sydney Council Disabled Parking Policy Condition 3:

The location requested for the installation of disabled parking must be located immediately adjacent to the resident's property.'

In 2017 surrounding residents were consulted for the proposal of installation of the disability parking space south of garage to 145 Kurraba Road and the matter was referred to Traffic Committee at the 512th Meeting on 20 October 2017 and subsequently resolved to recommend at the 3696th Council meeting on 30 October 2017:

"14. THAT provision of a disabled parking space be approved south of the driveway to No. 145 Kurraba Road, Kurraba Point. In addition, No Parking signs be approved across driveway access to No. 147. (4.1.2)"

Signages were installed in November 2017 after the approval.

In January 2022 developers at 147 Kurraba Road requested Council for the relocation of the disability parking space as the position of the existing disability parking space overlaps with its future development's basement driveway access. Council staff investigated this issue and the following three treatment options were considered:

1. Remove the existing disability parking space
2. Relocate the disability parking space to the south of the driveway to 143 Kurraba Road.
3. Relocate this disabled parking space to the north of the driveway to 143 Kurraba Road.

As the existing disability parking is adjacent to 145 and 147 Kurraba Road property frontage and approved by the Traffic Committee in 2017, option one is less favorable. Similarly, to option two, site inspection indicated that the space is a small space that will not be suitable for most of the cars. Consequently, option three has been considered and discussed with the original applicant, it has a similar walking distance to the existing disability parking space and was proposed in the resident consultation. Option three also indicates that there will be no net loss of on-street parking space in the long term when the construction of No.147 finishes.

Residents who live within an approximate 150 metres radius next to the proposed site were notified by letter box notification. With approximately 500 copies of letters distributed, with consultation open for comments from 17 January 2021 to 13 February 2021 (4 weeks).

A total of seventeen comments were received during the consultation period, this represents a response rate of 3%, which is below the average response rate of 10%-12%.

From the total responses received there were 82.4% who objected and 17.6% who supported for the space relocation.

The result of this survey is shown on the tabular format below:

I support the proposed proposal to relocate the existing disabled parking to the frontage of No. 143	Response				
	Yes		No		Total
Residential Street Address	Qty	%	Qty	%	
Kurraba Road	2	11.8%	13	76.5%	15
Baden Road	-	-	1	5.9%	1
Other (not included in the survey area)	1	5.9%	-	-	1
Total	3	17.6%	14	82.4%	17

The above result indicates that majority of respondents (82.4%) oppose the relocation of disability parking space.

Comments Received

Respondents were asked to provide general comments/feedback as desired. Comments have been grouped by emerging themes.

Support proposal to relocate the disability parking space

- Seems a simple and well presented update
- I know many people who are in wheelchairs, it Would be great for them to be able to access the unit
- I do have concerns about the new parking being located in front of the new development at 182 kurraba road. The developer has a habit of putting up cones in this spaces without a work zone permit. It is also going to pose issues when the developers start pouring concrete, delivering plant etc. this will this inconvenience the disabled parking user. Also the pavement is not even at this point

Oppose proposal to relocate the disability parking space

Loss of parking

- I do not see why we should lose another parking spot, just for the convenience of the property developer. Why not relocate the disabled parking spot further south, rather than north? This development has already caused enormous angst and inconvenience to the local community, whose views have been ignored all along. I am not aware of a special need for a disabled parking spot. I pass it every day - generally, it's unused.
- Please do not change the existing parking on Kurraba Road. There are not enough parking spaces and with the existing and continuing developments on Kurraba Road, parking spaces are very scarce.
- Parking is and always has been at an absolute premium on Kurraba Road. We cannot afford to lose a single space. Why can the existing access to 147 not be used? Have the developers of 147 offered any consideration for this request?
- Parking is extremely scarce and while handicapped parking is PC and makes people feel generous in reality these car parks will be empty 99% of the time.
I would support the proposal reluctantly if and only if
 - 1) there is only one handicapped car park
 - 2) it is positioned right next to the lower level gate to 143 in order make entry and exit easier given the car park will be empty most of the time.

- The disability Parking scheme is abused by many people who's situation does not necessitate any special consideration. The mentioned parking spaces are utilised by one family only for guaranteed parking. They have consistently demonstrated no physical impairment that limits their abilities in relation to walking, carrying significant weights or accessing their property. It is unfortunate that the limited parking situation is made worse by this favourable allocation for the benefit of so few people. I have no objections to Disabled Parking facilities but only in the circumstances that people with real disabilities access them.
- There are several reasons for objecting to this proposal. Firstly, there is a great scarcity of off street parking in this location already which is exacerbated by the various local developments being undertaken at the moment. These developments regularly commandeer parking places for their own use at the expense of locals without off street parking and visitors. To remove two pieces of an already scarce resource makes no sense and places a greater burden on locals. Secondly, it moves the existing space further away from what I understand to be the dwelling of the main beneficiary of this disabled parking space, which already takes up two potential parking spaces.
- Prior to council approving developments in Kurraba Point, the existing street parking in Kurraba Road was insufficient to meet the needs of residents. The shortage has been exacerbated by council's actions over the past few years in removing 2 public parking spots to create a disability park in front of # 145 and by approving developments that have brought in many construction vehicles. Unless council is legally required to afford a disability parking place many metres away from the residence of the disabled person, council should not take away from the general public approximately half of the street parking space outside #143. Council would thereby deprive the many residents of parking for their guests, carers, food deliverers, cleaners, workmen etc. The street parking of 2 hours encourages movement of vehicles. Disability parking lets the same car sit there for unlimited time, effectively "reserving" a spot that would otherwise become available to the public.
- The proposed car spots are often used by residents or tenants in the area to park small vans/trucks when moving into or out of apartments in 143, 145, 145A, 141 Kurraba Rd. When residents/visitors to these addresses park their car, they sometimes end up parking in Shellcove Rd because there is nothing closer available. Removing these car spots from general parking will further increase the demand for spots in that limited section of Kurraba Rd leading to increased parking traffic in Shellcove Rd. There are also many driveways in that section of Kurraba Rd, also limiting available parking. The new car spots should be moved south of their current spot.

Loss of parking and have concerns for the proposed location

- Remark: Council notification refers to the space as fronting 145. This is incorrect. The majority fronts 147 – the DA subject site.
1: the space is moved further away from Hodgson and Spains

- 2: the space is reduced by approximately .9 metres
- 3: a standard space is removed for those residents in the Kurraba Road 'choke' point
- 4: the pavement is in poor condition
- 5: the traffic congestion is greatest at that point and the road at its narrowest.
- 6: pavement slope

I understand the development issue. As such, if it is relocated then it should be temporary.

The above issues are addressed if the permanent position, following issue of construction certificate, is relocated south of the 147 basement access.

- The relocation of the disabled parking to the proposed location in front of 143 Kurraba Rd poses an unacceptable risk to disabled drivers. This is because the proposed location is in one of the narrowest locations on the two way section of Kurraba Rd. Adjacent to and opposite 4 driveways, two of which service 64 apartments. Disabled drivers will need to negotiate two way traffic that cannot pass as the road as it is too narrow. As the parent of an adult disabled child who has used the existing disabled parking space over a number of years I find the proposed location lacks thought and any real understanding of the people who would be using it. This location will stop traffic in both directions while a disabled driver is getting out of the car. This will place additional stress on the disabled driver as cars bank up in both directions.

The proposed relocation places the disabled parking in the most congested choke point on Kurraba Rd.

The proposed relocation also moves the parking further away from Hodgsons Lookout Park making it more difficult for those with a disability to access this amenity. The existing location of the disability parking is at the wider part of Kurraba Rd and allows traffic to continue to move while a driver is leaving the vehicle.

If the disabled parking cannot remain in its current location due to the development at 147 Kurraba Rd then it should be moved further south on Kurraba Rd to remain in front of 147 Kurraba Rd and opposite Hodgsons lookout.

It is curious that this was not considered as part of the original development application when the community was being consulted and before construction commenced.

- The proposed site will not suit all disabled drivers as it is on sloping ground which will not enable all types of users to suitably utilise the proposed site. I'm thinking about people with wheel chairs, physical disability who would need to exit a car on sloping ground.

The proposed site is closer to higher density dwellings who will be affected by (unless they have a disability) the loss of the proposed car parking space.

The current site is flat and much more amenable to use by disabled persons.

The approved design for the construction should have catered for the car space. A better site if it has to be moved is behind the current spot toward the point which is flatter ground.

- The relocation of the disabled parking space to the north of the driveway to 143 Kurraba would be to an area which is a) on a slope and b) it is much further away from both the park areas and the sloping/disabled entrance to the Harbour foreshore making it very hard for those with disabilities to access. PLEASE DON'T!
- This was not part of the original development application by the developers Thirdi. It is not fair to the residents and visitors to 143 Kurraba road and surrounds that there is suddenly two less parking spots outside just because Thirdi suddenly decide to change their plans at the last minute. The steep slope outside 143 is not appropriate for Disability Parking anyway. This is wrong on all counts.

Other

- Moving the disabled parking space further north along to 143 Kurraba Road causes inconvenience to those disabled people who wish to access the Hodgson's Lookout Park and require wheelchair access to the Kurraba Reserve. Please move it closer not further away from these areas.

PROPOSED DISABILITY PARKING RELOCATION

