

Traffic Engineer Referral Response

Application Number:	Mod2017/0304
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 774980 , 1 / 0 Veterans Parade NARRABEEN NSW 2101

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

This application proposes changes to the earlier development consent given to DA2009/1693. Some of the changes include the internal road layout and four individual vehicular access to Lantana Avenue. Lantana Avenue is approximately 7.8m in width between kerbs and is a dead end road accessed by local residents and also to the 'war vets village' entrance at the western end of the road. With parking on one side of the road, the remaining carriageway is often reduced to a single lane carriageway. The proposed changes require four driveway laybacks at 7.2m wide at approximately 18m spacing.

This arrangement is not supported based on previous resident concerns with driveway access along this street. For the vehicular access to the upper units at the Lantana Avenue to be acceptable in term of driver visibility, approximately 120m of kerbspace will need to be removed and this significant reduction of parking supply is not supported.

The previous design of the units retained access to the internal roads and it is recommended that the applicant consider a design that utilises the internal roads.

In its current form the modification is not supported on traffic and parking grounds.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

Nil.