

Traffic Engineer Referral Response

Application Number:	Mod2020/0376
Date:	01/09/2020
Responsible Officer	
Land to be developed (Address):	Lot 4 DP 30928 , 38 Orchard Road BROOKVALE NSW 2100

Officer comments

The proposed modification is for removal of condition 15- Right of Way or Shared Access.

Background:

The subject condition was imposed on DA2019/0743 containing the following as key aspects:

- Use of the premises for hardware and building supplies
- Building alterations and first floor addition comprising approximately 370m² of gross floor area
- Provision of a total of ten car parking spaces, including two spaces for on-site staff, nine car parking spaces within carpark at the rear of the site and one car parking space at the front of the site, within property boundary;
- Traffic generation of 33 vehicles during the weekday morning and evening peak periods, and 43 vehicles during the weekend peak periods (applying the RMS rate to the proposed 774m² GFA Hardware and Building Supplies Store).

Traffic assessment:

The following has been taken into consideration in assessment of the proposed modification:

- Given the increased floor area, the traffic generating by the site will be approximately doubled in compare with the existing use. This means more vehicle movements in and out of the site.
- The increased floor area will result in the need for more on-site parking provision mainly for the use of customers and given the proposed use being a Hardware and Building Supplies Store, more trucks and utes will be accessing the site.
- Since the driveway is longer than 30m, in accordance with Australian Standards AS2890.1:2004, the provision of a passing bay is required along the driveway. This is whilst given the proposal is for alternation and addition to an existing building, there is no opportunity for the provision of a passing bay.

Given the above, the removal of condition 15, which requires the provision of a "Right of Way" for the intensification proposed in DA2019/0743, will result in reversing movements onto to the street and adverse impact on the road network. Therefore, the proposed modification is not supported by traffic team.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Traffic Engineer Conditions:

Nil.