

Traffic Engineer Referral Response

Application Number:	DA2021/0139
Date:	26/05/2021
Responsible Officer	
Land to be developed (Address):	Lot 100 DP 817162 , 2 Cross Street BROOKVALE NSW 2100

Officer comments

The proposal is to demolish the existing building and construct a new building comprising 23 Warehouse Units (total 2736m²), 23 associated Mezzanine Offices (total 634m²), and Self-Storage Units (589m²). The proposal includes the provision of a total of 56 parking spaces including 2 accessible spaces. It is proposed to retain the existing combined ingress/egress driveway on the Cross Street frontage.

Traffic

The traffic generation of the proposed development is projected to be a total of 18 vtpd during the traffic peak time. Taking into account the existing floor area, the proposal is not expected to generate additional traffic generation. Therefore, the proposal is not considered to have significant impact on the road network.

Parking:

The proposed parking provision complies with the DCP parking requirements which requires the provision of 49 parking spaces for the warehouse units. Also the provision of 5 spaces for the storage units is considered acceptable.

Adequate bicycle parking spaces in compliance with Warringah DCP are to be provided.

Vehicular access and car park design:

A swept path analysis is required to demonstrate that two small trucks (SRVs) can ingress and egress at the same time while using one trafficable lane. Also, a swept path analysis is to be provided showing Heavy Rigid Trucks (HRVs) can ingress and egress the site in forward direction to ensure that the site is accommodative of occasional access of larger trucks.

The gradient of the first 6m of the driveway commencing from the property boundary is to be 5% or less.

Given the proposal being located within less than 100m from a signalised intersection, the Transport for NSW (TfNSW) concurrence is required. Subject to the TfNSW requirements, the vehicular access to the site may need to be restricted to left in left out only.

Conclusion:

Given the above, the proposal is unsupported..

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.