

## Traffic Engineer Referral Response

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|---------------------------------|---|
| Application Number:             | DA2018/1828   |
| Responsible Officer             |   |
| Land to be developed (Address): | Lot A DP 411784 , 3 Berith Street WHEELER HEIGHTS<br>NSW 2097 |

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> 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 proposal is for a 6 unit (2 x 2 bedroom units + 4 x 3 bedroom units) seniors' living development at 3 Berith Street in Wheeler Heights.

#### Traffic:

Negligible.

#### Parking:

Numbers are in accordance with the SEPP and Affordable Housing Controls. Adequate.

#### Car park Layout:

In accordance with AS2890.1:2004. Satisfactory.

#### Servicing:

Quiet street with large street frontage. All servicing can be accommodated on-street. No concerns raised.

#### Pedestrian Access:

The footpath joining the site to Rose Avenue is deemed adequate provided it complies with the Council development engineering standard details. Input from Council's Development Engineers should be sought.

The only concern for those with accessible needs is that they will generally tend to the closest walking option. As such, it is envisaged that the majority will utilise the bus stop on Rose Avenue, west of Berith Street. Therefore the applicant will be required to provide a safe crossing opportunity for those

users.

## Referral Body Recommendation

## Refusal comments

## Recommended Traffic Engineer Conditions:

### DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

#### Traffic Management.

Traffic management procedures and systems must be in place and practiced during the course of the project to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems. These procedures and systems must be in accordance with AS 1742.3 2009 Manual of Uniform Traffic Control Devices and Council's Development Control Plans.

**Note:** A plan of traffic management is to be submitted to and approved by the Consent Authority.

**Reason:** To ensure pedestrian safety and continued efficient network operation. (DACTRBOC1)

### CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

#### Submission of Engineering Plans

Engineering plans are to be submitted to the Certifying Authority for approval. The submission is to include four (4) copies of Civil Engineering plans for the design of:

- A pedestrian Refuge on Berith Avenue at Rose Avenue

These are to be generally in accordance with the civil design approved with the Development Application and Council's specification for engineering works - AUS-SPEC #1 and or Council's Minor Works Policy. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Section 138 and/or 139 applications are to be submitted to Council for Local Traffic Committee approval.

**Reason:** To ensure compliance with Council's specification for engineering works. (DACTRCPCC1)