

Traffic Engineer Referral Response

Application Number:	Mod2023/0177
Proposed Development:	Modification of Development Consent DA2018/1598 granted for Demolition Works and Construction of a Boarding House with basement car park
Date:	20/04/2023
Responsible Officer	
Land to be developed (Address):	Lot 86 DP 20077 , 22 Frenchs Forest Road East FRENCHS FOREST NSW 2086

Officer comments

The modification seeks approval for the temporary relocation of the bus stop on the Patanga Road frontage of the site and amended conditions to allow for the temporary relocation of the Bus Zone for an 18 month period during construction. The original consent imposed a deferred commencement condition requiring Traffic Committee approval for the long term relocation of bus stop and associated infrastructure. This relocation was approved at the March 2021 meeting of the Traffic Committee. The temporary relocation of the Bus Stop would require separate Traffic Committee approval and given the length of the construction period would need to be accompanied by the introduction of DDA compliant bus stop infrastructure as per the original consent. The temporary relocation of the bus stop as per option 2 (Patanga road north of 90 degree angle parking bays) is supported "in principle" subject to Traffic Committee approval of the change and Roads Act approval of the associated bus stop infrastructure. The permanent relocation in accordance with the conditions imposed in development engineer's referral is also required.

The proposal is therefore supported.

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

Recommended Traffic Engineer Conditions:

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

Submission of Engineering Plans for temporary relocation of bus stop

The Applicant is to submit an application for Section 138 and/or 139 approval by Council and the Local Traffic Committee for infrastructure works on Council's roadway associated with the temporary bus stop relocation.

Engineering plans for the new development works within the road reserve and this development consent are to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993.

The application is to include Civil Engineering plans for the design of the relocation of the existing bus stop to the temporary location in Patanga Road generally in accordance with the Council's specification for engineering works - AUS-SPEC #1. The plans shall be prepared by a qualified Civil Engineer. The design must include the following information:

1. The bus stop must comply with DDA requirements.

2. The bus stop concrete slab must be located near the head of the Bus Stop.
3. Details for the Bus Zone and timed parking signage with the signage located at least 600mm from the back of the kerb and in accordance with any approval for the signage granted by the Local Traffic Committee.

The fee associated with the assessment and approval of the application is to be in accordance with Council's Fee and Charges.

An approval is to be submitted to the Certifier prior to the issue of the Construction Certificate

Reason: To ensure engineering works are constructed in accordance with relevant standards and Council's specification.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Final Bus Stop works

1. The temporary bus stop in Patanga Road and all associated infrastructure shall be removed and the nature strip and reinstated to turf to Council's satisfaction
2. the bus stop and associated Bus Zone signage and DDA compliant infrastructure shall be reconstructed in the location approved by the Local Traffic Committee at its meeting held on 21 March 2021 and in compliance with any Roads Act Approval granted by Council for the permanent bus stop works.

All works to be undertaken at no cost to Council

Reason: to ensure adequate provision for bus travel and compliance with Council requirements