

Traffic Engineer Referral Response

Application Number:	Mod2021/0004
Date:	30/03/2021
Responsible Officer	
Land to be developed (Address):	Lot 2 DP 1248056 , 25 - 27 Warriewood Road WARRIEWOOD NSW 2102

Officer comments

DETAILS

Modification of Development Consent DA2020/0579 granted for the construction of a Residential Flat Building, semi-detached dwelling, dwelling house, and Community Title Subdivision, including internal private road.

Modifications that related to traffic are:

- Approved ramp design was undertaken using levels at the mid-point of the proposed driveway, rather than considering the change in grade across the property frontage. This has necessitated modifications to the ramp design by considering the level differences along the boundary line to minimise impacts to the ground floor and basement design.

Access:

- Ramp grades on the eastern side (exit lane) exceed those permitted in Clause 3.3a of the Australian / New Zealand Standard for Off-Street Parking AS/NZS 2890.1:2004 that requires 6 metres at 1:20 on approach to the property boundary. This requirement is to ensure that suitable sightlines are provided between drivers exiting the site and pedestrians and/or motor vehicles travelling along the frontage.

To improve the visibility to pedestrians, the developer proposes to offset the footpath from the boundary which maximises sight lines to pedestrians.

However, to ensure pedestrian safety, Council requires:

- pedestrian sight line triangles to be introduced and maintained on the eastern side of the driveway to improve visibility.
- 'Watch for Pedestrians' sign to be installed inside the southern boundary alignment before the drivers exit to alert motorists.

Conclusion

In view of the above, there is no traffic objections to the proposed modifications subject to the conditions below.

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

Access ramp

As the ramp does not fully comply with the Australian / New Zealand Standard for Off-Street Parking AS/NZS 2890.1:2004, to ensure pedestrians safety, Council requires:

- 'Sight triangles' to be installed on the eastern side of the boundary wall to improve visibility.
- 'Watch for Pedestrians' warning sign to be installed inside the eastern side of boundary line before the exit to alert motorists.

Plans prepared by a suitably qualified Engineer shall be submitted to the accredited certifier prior to the issue of a Construction Certificate demonstrating the above.

Reason: To ensure pedestrian safety.

Pedestrian sight distance at property boundary

A pedestrian sight triangle of 2.0 metres by 2.5m metres, in accordance with AS2890.1:2004 is to be provided at the vehicular access to the property and where internal circulation roadways intersect with footpaths or other pedestrian access areas. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To maintain pedestrian safety.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Sight lines within carparks

The required sight lines to pedestrians and other vehicles in and around the carpark and entrance(s) are not to be obstructed by landscaping or signage.

Reason: To maintain unobstructed sight distance for motorists.