

Traffic Engineer Referral Response

Application Number:	DA2021/1464
Date:	12/11/2021
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 1220196 , 4 - 10 Inman Road CROMER NSW 2099

Officer comments

The subdivision plans and accompanying traffic statement have been reviewed. All 3 proposed lots appear to be of a size and configuration that would allow for a appropriate vehicle access and parking to be provided.

It is noted that DA2019/1346 has been approved for lot No.1 with two vehicle access points to South Creek Road and three to Inman Road. No details with regard to intended vehicular access have been provided for Lots 2 & 3 however there is suitable opportunity for safe vehicular access to be provided to these lots and this would be reviewed when DA's for those lots are lodged. Proposed lot 2 has a side frontage to Campbell Avenue north of South Creek Road. This section of Campbell Avenue is residential on its eastern side and has a kerb to kerb width of approximately 7m with parking currently permitted on both sides of the road. This section of road is considered unsuitable for access by heavy vehicles and, if access is proposed off this part of Campbell Ave it should only be for light vehicles (eg to a staff parking area). This will be conditioned.

No details of rights of carriageway benefiting on lot over another have been outlined and should not be required given the size and configuration of the lots. All lots should provide their own vehicular access and parking areas.

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Vehicular access and Internal Access Roads

Each lot shall have its own point(s) of vehicular access and internal access roads and/or parking areas to cater for forwards entry and exit from each lot by all vehicles accessing each lot. The minimum road width for a two way internal access road for light vehicle access is 5.5m on straight sections and widening on curves based on individual lanes. One way systems require a minimum width of 3.5m. Access and circulation road widths for heavy vehicle access are to be designed to meet minimum requirements as outlined in AS2890.2. Bush Fire Zone related controls are to apply where necessary. Details demonstrating compliance with above shall be provided with any subsequent DA.

Reason: To ensure suitable access and reduce vehicular conflicts.

Vehicular access to Lot 2

No vehicular access for trucks shall be provided from Campbell Ave to Lot 2. If vehicle access is provided to lot 2 from Campbell Avenue it shall only be for light vehicles and only to lot No.2.

Reason: residential amenity and safety.