

Traffic Engineer Referral Response

Application Number:	DA2021/2534
Date:	01/02/2022
Responsible Officer	
Land to be developed (Address):	Lot 9 DP 238404 , 13 Nambucca Road TERREY HILLS NSW 2084

Officer comments

DA lodged for an approval for a change of use of the existing residential dwelling to facilitate an overnight respite centre use (group home) which will provide short-term overnight respite services for older people.

The respite service will operate as a normal home with a maximum of three (3) guests and two (2) staff at a time. The facility will have no street signage and visitors to the house are restricted, consistent with the centre's homelike operation, rather than a work/institution environment.

No physical works are proposed as part of the development except for minor upgrades to ensure compliance with BCA and fire safety standards.

Traffic:

- All check-ins and departures will be managed in a staggered manner and visitors are limited.

Therefore, the facility will operate in a similar fashion to the existing residential use, and any potential access and parking impacts can be appropriately managed through the implementation of the Plan of Management.

Traffic generation: No concern.

Parking:

- For group homes, two (2) off-street parking is required for ten (10) residents.
- The existing garage (1 parking space) and hardstand area (accommodating 1-2 parking spaces) will be sufficient to meet these requirements.

The hardstand area will also be used for pick-up and drop-off.

The location of the driveway and garage is adjacent to the front entrance to the respite facility which provides easy access for guests.

Parking is satisfactory.

Access and swept paths:

- Existing vehicular access is retained.
- Swept paths are not required.

Pedestrian safety:

No concerns.

Servicing:

The existing servicing arrangements are satisfactory.

Ongoing

All facilities should be maintained throughout the lifetime of the project.

Conclusion

Given the above, the development proposal can be approved with conditions.

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

Fencing Height / Vegetation

All fencing and/or vegetation along the frontage road(s) shall not impede pedestrian or driver visibility. This requires that vegetation does not exceed one (1) metre in height. Appropriate plants shall be selected within the 2.0 x 2.5m splay to ensure this condition is met.

Reason: To ensure maximum vehicular and pedestrian visibility.

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

Parking Enclosure

No parking spaces, or access thereto, shall be constrained or enclosed by any form of structure such as fencing, cages, walls, storage space, or the like, without prior consent from Council.

Reason: To ensure accessibility is maintained. (DACTRGOG2)

Accessibility of parking facilities

The parking facilities and vehicular access should be maintained to the Standards and accessible throughout the lifetime of the development.

Reason: To ensure parking facilities are maintained and minimise the on-street parking impacts. (DACTRGOG1)