

Traffic Engineer Referral Response

Application Number:	DA2019/0743
Responsible Officer	
Land to be developed (Address):	Lot 4 DP 30928 , 38 Orchard Road BROOKVALE NSW 2100

Officer comments

It is proposed to demolish the existing metal roof and construct an additional level to the existing warehouse at 38 Orchard Road, Brookvale.

The development proposal includes:

Approximately 370 m2 of GFA on level 1, consisting of:

- New metal roof and walls to level 1;
- New bathrooms, kitchen and lifts to level 1;

Vehicular Access via Orchard Road;

A total of ten car parking spaces, including two spaces for on-site staff:

- Nine car parking spaces to be provided within carpark, at the rear of the site; and
- One car parking space to be provided at the front of the site, within property boundary.

Parking:

The parking provision of 10 spaces is deemed adequate.

Traffic:

The applicant has identified up to 43 vehicles in the peak period. However the applicant has not provided any SIDRA assessment of the impact.

A proper comparison of existing site conditions and the net impact of the additional is required.

Accessibility:

Confirmation of the Right of Way between the adjoining properties is required. Reliance upon the narrow width of the proposed site access is deemed inappropriate and reliance will be subject to a ROW.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

DA2019/0743

DEFERRED COMMENCEMENT CONDITIONS

Right of Way - Details

The applicant is to provide details of the Right of Way (ROW) demonstrating the access arrangements along the ROW. The plan and details are to be submitted to and approved by Council prior to the consent becoming operative.

Reason: To ensure the ROW does not become an item of contention relating to future development of adjoining lots. (DACTRADC2)

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

SIDRA Analysis

The applicant is to provide Council a copy of the SIDRA files demonstrating the impact of the future traffic volumes on the local network.

The SIDRA files are to be submitted to and approved by Council prior to the issue of any Construction Certificate.

Reason: To confirm the proposed development is not significantly impacting the local network (DACTRCPC1)

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 Northern Beaches Traffic Team prior to the issue of any Construction Certificate..

Reason: To ensure pedestrian safety and continued efficient network operation. (DACTRCPC2)