

## Traffic Engineer Referral Response

Application Number:	DA2022/0985
Date:	19/08/2022
Responsible Officer	
Land to be developed (Address):	Lot 25 DP 6098 , 9 Ozone Street FRESHWATER NSW 2096

### Officer comments

The proposal is for a subdivision of 9 Ozone Street into 2 lots with construction of a second dwelling on the rear lot supported by a new vehicle crossing and driveway serving that lot.

Although Council's preference is to minimise the number of driveways to retain as much on-street parking as possible, in this case, the new vehicle crossing for the second lot is supported as there are site constraints which limit the ability to provide satisfactory access to the new lot from the existing crossing without impacting on critical landscaping features. It is also noted that there are a number of approvals for similar developments in the vicinity which also provide a second point of vehicle access to a rear lot.

The parking area for the rear dwelling provides satisfactorily for forwards entry and exit from that lot and the gradients on the driveway are consistent with the requirements of AS2890.1

There are no traffic engineering concerns with approval being granted to the development

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

##### Work Zones and Permits

Prior to commencement of the associated works, the applicant shall obtain a Work Zone Permit where it is proposed to reserve an area of road pavement for the parking of vehicles associated with a construction site.

A separate application is required with a Traffic Management Plan for standing of construction vehicles in a trafficable lane and a Roads and Maritime Services Work Zone Permit shall be obtained for State Roads.

Reason: To ensure Work zones are monitored and installed correctly.

#### CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

##### Implementation of Construction Traffic Management Plan

All works and construction activities are to be undertaken in accordance with the approved Construction

Traffic Management Plan (CTMP). All controls in the CTMP must be maintained at all times and all traffic management control must be undertaken by personnel having appropriate RMS accreditation. Should the implementation or effectiveness of the CTMP be impacted by surrounding major development not encompassed in the approved CTMP, the CTMP measures and controls are to be revised accordingly and submitted to Council for approval. A copy of the approved CTMP is to be kept onsite at all times and made available to Council on request.

Reason: To ensure compliance of the developer/builder in adhering to the Construction Traffic Management procedures agreed and are held liable to the conditions of consent.

### **Ongoing Management**

The applicant shall be responsible in ensuring that the road reserve remains in a serviceable state during the course of the demolition and building works.

Reason: To ensure public safety.

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

### **Landscaping adjoining vehicular access**

The applicant must ensure that the planting chosen for any land immediately adjacent to the driveway and adjacent to any driveway intersections must not exceed a height of 1,140mm

Reason: To maintain unobstructed sight distance for motorists.