

## Traffic Engineer Referral Response

<b>Application Number:</b>	Mod2014/0117
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Part Lot 394 DP752038 , 5 Lawrence Street FRESHWATER NSW 2096 Lot 9 DP 10321 , 18 Marmora Street FRESHWATER NSW 2096 Part Lot 394 DP 752038 , 5 A Lawrence Street FRESHWATER NSW 2096

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m2 or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Councils development engineers are required to consider the likely impacts on drainage regimes.

### Officer comments

The proposed modification to the development provides for a change in the number and configuration of units on the site. It is now proposed to accommodate 17 dwellings on the site with car parking provided for 36 vehicles (28 required) including 4 visitor spaces, 3 disabled spaces and 1 small car space. The quantity of parking to be provided is acceptable.

Three of the parking spaces are proposed as tandem parking spaces. The parking spaces which make up the tandem space are to assigned to the same residential unit.

It is proposed to provide a single lane (3.5m in width) driveway from Marmora Street into the development, with a passing bay being located at the top of the vehicle ramp to the basement car park. Security gates are provided approximately 4.5m from the property boundary.

The security gate for the car park is to be located a minimum of 6m from the property boundary, to enable a waiting car to stand wholly within the property when waiting for the gates to open. As the proposed visitor parking spaces appear to be located behind a security gate, an intercom system is required to be installed to enable visitor access into the basement car parking area.

The vehicle ramp to the basement car park is proposed as a one way ramp, 3.0m in width between kerbs, and a mirror provided at the base of the ramp. There is no objection provided that there is vision provided between the ends of the ramp to approaching vehicles. Priority is to be given to entering vehicles to the car park area.

Dimensions of the proposed double lock up garages is to comply with AS2890.1.

All vehicles are to enter and exit the site in a forward direction.

### **Referral Body Recommendation**

### **Refusal comments**

### **Recommended Traffic Engineer Conditions:**

#### **DEVELOPMENT CONSENT OPERATIONAL CONDITIONS**

##### **Vision along length of the access ramp.**

That sufficient sight distance is provided with the use of the proposed mirrors to enable clear vision of vehicles approaching at the ends of the ramp. Priority is to be given to entering vehicles through the provision of appropriate signposting.

Reason: To reduce potential vehicle conflicts on the access ramp (DACTRBOC1)

##### **Double lock up garage dimensions**

The proposed double lock up garages located within the basement car park are to comply with the requirements of AS2890.1 for dimensions and apron width.

Reason: To ensure compliance with Australian Standards (DACTRBOC2)

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

##### **Location of Gates**

Any gates located on the driveway must be located a minimum of 6m from the property boundary, within the property, to enable a waiting vehicle to stand wholly within the property when waiting for the gates to open.

Reason: To ensure waiting vehicles wait clear of the footpath area (DACTRCPCC1)

##### **Visitor Spaces Located behind Security Gates**

The installation of any security gate or door for the parking areas shall not restrict access to any designated visitor parking space. In the event that the approved visitor car parking spaces are located behind any proposed security gate or door, an intercom system is required to be installed to enable visitor access into the basement car parking area. This requirement is to be reflected on the Construction Certificate Plans and any supporting documentation for the endorsement of the Principal Certifying Authority prior to the release of the Construction Certificate.

Reason: To ensure visitor car parking is accessible to visitors. (DACTRCPC2)