

Traffic Engineer Referral Response

Application Number:	DA2019/0571
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 407210 , 34 Orlando Road CROMER NSW 2099

Officer comments

The application proposes the construction of 523m² warehouse and a 2 bedroom flat caretaker. It is proposed to provide a basement car park for 12 parking spaces and a loading bay on the ground level.

In accordance with Warringah DCP, the provision of 8 on-site parking spaces is required for the proposed development. The proposal includes the provision of 12 parking spaces within the basement car park, which satisfies the requirements.

Given the intensified use of the premises and the location of the driveway on the bend in a narrow busy street, the provision of a passing bay will be necessary. This is for entering vehicles to be able to wait off the street, should a vehicle exit the driveway simultaneously. The passing bay shall be clear of any turning movements. Any reversing onto or queuing on the frontage street is considered unsafe at this location.

Proposed turntable provided for the service vehicles is considered unacceptable. Adequate provision of maneuvering area and convenient access to the loading bay shall be provided and designed in accordance with Australian Standards. all vehicles are to enter and exit in forward direction.

The driveway grades and design as well as car park design shall be in compliance with Australian Standard AS2890.

The design must incorporate a 2.5x2m clear sight line splay at the property boundary in accordance with AS2890.1:2004 to improve the visibility of pedestrians for vehicles exiting the driveway.

The expecting traffic generating from the site is considered to have minimal impact on the road network and is acceptable.

In view of the above, the proposal is not acceptable on parking and access grounds.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

Nil.