

Traffic Engineer Referral Response

Application Number:	Mod2024/0550
Proposed Development:	Modification of Development Consent DA2018/1654 granted for Demolition works and Construction of a new aged care facility including underground parking
Date:	02/01/2025
Responsible Officer	
Land to be developed (Address):	Lot 3 DP 805710 , 181 Forest Way BELROSE NSW 2085

Officer comments

The modification slightly reduces the number of beds but retains the approved number of 45 parking spaces in a different configuration. It is noted that the revised configuration does not rely upon tandem parking for staff parking which was the case in the court approved plans. The parking arrangement proposed under the modification is preferable and not opposed. It is also noted that the developer seeks approval to delete condition 67 which required the introduction of basement traffic signals. The developer's traffic consultant has provided swept path plots to demonstrate that the largest vehicle using the basement (a Small Rigid Vehicle) can pass a B85 vehicle without encroachment of travel paths other than at one point where there are good sight lines. Given the above, and noting that SRV's will be accessing the basement on an infrequent basis the requirement for traffic signals is considered excessive and the condition can be removed. It shall however be replaced by the additional conditions limiting the size of vehicles permitted to access the basement and requiring the installation of convex mirrors to improve visibility between opposing vehicles using the basement ramp

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Waste and Service Vehicle Access

Access to the on-site lower ground floor loading bay area including ramp grades, transitions and height clearance shall be restricted to use by vehicles no larger than a 6.4m SRV. The loading bay and access to/from the loading bay shall be designed for safe forward in and forward out access of a 6.4m SRV as a minimum requirement. The height clearance required is 3.5m, measured from the floor level to any overhead structures such as pipes.

Plans showing the ramp grades, transitions and height clearance and swept path diagrams of 6.4m SRV moving to and from the loading bay and Forest Way shall be submitted to Council's Traffic Engineer for approval with such approval provided to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure adequate service vehicle access.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Convex Mirrors on Ramps

Two (2) convex mirrors are to be installed and maintained at the base and at the elbow bend midway along the curved ramp leading from ground floor to the lower ground floor carpark. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

Reason: To minimise vehicular conflicts on the carpark ramp.