

Traffic Engineer Referral Response

Application Number:	DA2020/1172
Date:	09/11/2020
Responsible Officer	
Land to be developed (Address):	Lot 42 DP 4689 , 54 Bardo Road NEWPORT NSW 2106

Officer comments

The proposal is for the demolition of an existing dwelling house and construction of 6 seniors living units:

Parking:

The proposed provision of 8 parking spaces satisfies the parking requirements.

Traffic Impact:

The proposal is projected to generate 4 peak hour vehicle strips. This is considered to have minimal impact on the surrounding road network and is acceptable.

Driveway and car park design:

No concerns is raised on the proposed car park and driveway design. The compliance with Australian Standards AS2890.1:2004 is required.

Access to public transport:

There are existing footpath connecting the site to the nearest bus stops. However to provide a convenient and safe access for seniors and people with disabilities, the provision of a pedestrian crossing facility on Bardo Road will be required. Also, the designated bus stops are to be upgraded to DDA compliant bus stops.

Conclusion:

The proposal is supported subject to conditions.

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

Car Parking Standards

The driveway/access ramp grades, access and car parking facilities must comply with the Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking. The dimensions of car parking bays and aisle widths in the car park are to comply with Australian/New Zealand Standard for Off-Street Parking AS/NZS 2890.1-2004.

Details demonstrating compliance with this condition are to be submitted to the Certifying Authority prior to the issue of a construction certificate.

Reason: To ensure compliance with Australian Standards relating to manoeuvring, access and parking of vehicles.

Car Parking Finishes

All driveways, car parking areas and pedestrian paths are to be surfaced and sealed. Details of treatment to these areas are to be submitted to the Certifying Authority prior to issue of the Construction Certificate.

Reason: To provide suitable stormwater disposal and to prevent soil erosion and runoff.

Construction Traffic Management Plan

As a result of the site constraints, limited vehicle access and parking, a Construction Traffic Management Plan (CTMP) and report shall be prepared by an RMS accredited person and submitted to and approved by the Northern Beaches Council Traffic Team prior to issue of any Construction Certificate.

Due to heavy traffic congestion throughout the town centre, truck movements will be restricted during the major commuter peak times being 8.00-9.30am and 4.30-6.00pm. Truck movements must be agreed with Council's Traffic and Development Engineer prior to submission of the CTMP.

The CTMP must address following:

- The proposed phases of construction works on the site, and the expected duration of each construction phase
- The proposed order in which works on the site will be undertaken, and the method statements on how various stages of construction will be undertaken
- Make provision for all construction materials to be stored on site, at all times
- The proposed areas within the site to be used for the storage of excavated materials, construction materials and waste containers during the construction period
- The proposed method of access to and egress from the site for construction vehicles, including access routes and truck routes through the Council area and the location and type of temporary vehicular crossing for the purpose of minimising traffic congestion and noise in the area, with no access across public parks or reserves being allowed
- The proposed method of loading and unloading excavation and construction machinery, excavation and building materials, formwork and the erection of any part of the structure within the site. Wherever possible mobile cranes should be located wholly within the site
- Make provision for parking onsite. All Staff and Contractors are to use the basement parking once available
- Temporary truck standing/ queuing locations in a public roadway/ domain in the vicinity of the site are not permitted unless approved by Council prior
- Include a Traffic Control Plan prepared by a person with suitable RMS accreditation for any activities involving the management of vehicle and pedestrian traffic
- The proposed manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of development/construction process. It must also specify that a minimum Fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measure
- Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes and concrete pumps, structures proposed on the footpath areas (hoardings, scaffolding or shoring) and any tree protection zones around Council street trees
- Take into consideration the combined construction activities of other development in the

surrounding area. To this end, the consultant preparing the CTMP must engage and consult with developers undertaking major development works within a 250m radius of the subject site to ensure that appropriate measures are in place to prevent the combined impact of construction activities, such as (but not limited to) concrete pours, crane lifts and dump truck routes. These communications must be documented and submitted to Council prior to work commencing on site

- The proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve, any run-off from the washing down of vehicles shall be directed to the sediment control system within the site
- Specify that the roadway (including footpath) must be kept in a serviceable condition for the duration of construction. At the direction of Council, undertake remedial treatments such as patching at no cost to Council
- The proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be designed and certified by an appropriately qualified and practising Structural Engineer, or equivalent
- Proposed protection for Council and adjoining properties
- The location and operation of any on site crane

The CTMP shall be prepared in accordance with relevant sections of Australian Standard 1742 – “Manual of Uniform Traffic Control Devices”, RMS’ Manual – “Traffic Control at Work Sites”.

All fees and charges associated with the review of this plan is to be in accordance with Council’s Schedule of Fees and Charges and are to be paid at the time that the Construction Traffic Management Plan is submitted.

Reason: To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems.

Construction of pedestrian refuge island

The applicant shall construct a pedestrian refuge island between the driveway No.54 and 56 Bardo Road to provide a convenient and safe pedestrian access to the designated bus stops for the seniors and people with disabilities.

A plan demonstrating the construction of the pedestrian refuge island in accordance with Australian Standards AS1742 and relevant RMS supplements shall be prepared by a suitably qualified person and submitted to and approved by the Local Traffic Committee prior to the issue of Construction Certificate.

The applicant is advised that the plan will require approval by the local Traffic Committee requiring adequate time for the process which is approximately 8 weeks .

The above pedestrian facilities is to be constructed by the applicant at no cost to Council.

Reason: To provide a safe and convenient pedestrian access to public transport in compliance with the SEPP requirements (DACTRCPC1)

Bus stops upgrade

The designated bus stops in Gladstone Street are to be upgraded to DDA bus stops for convenient utilisation by seniors and people with disabilities.

Plans demonstrating the details in compliance with the relevant standards is to be submitted and approved by Council prior to the issue of Construction Certificate. The applicant is to implement the bus

stops upgrade at no cost to Council.

Reason: To provide a convenient access to public transport (DACTRCPC2)