

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2020/1743
<b>Date:</b>	01/07/2021
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 3 DP 26532 , 45 Lantana Avenue WHEELER HEIGHTS NSW 2097

### Officer comments

#### Traffic comments in review of applicant's response - Reference No.2021/456325

The traffic consultant has clarified in the response to Council that the 5.5m carriageway width comprises a 1.0m wide pedestrian pathway and indented pedestrian refuges have been provided along the ROW to enable 2 vehicles to pass when a pedestrian is also on the ROW.

The transport team is not in support of the proposed combined pedestrian and vehicular access particularly given that the proposal is for seniors housing requiring considerations to be given to the needs of people with disabilities such as people with impaired vision and on wheelchair .

Given the restricted sight distance and the length of the shared access way being around 55m, the provision of a 5.5m wide passing bay is required on access driveway and circulation accessway for at least the first 6m from the property boundary, as well as a second passing bay along the accessway. The passing areas are to be clear of any conflict with pedestrian movements. The proposed shared driveway and pedestrian access at the property boundary and along the roadway is not supported.

The above issue is indicative of the advice given to the applicant at the pre-lodgement meeting regarding the provision of shared access to the basement of No.43 and 45 Lantana Ave. The issue regarding the sightline will be addressed through the provision of a wider ramp to accommodate a two-lane access where the exiting single-lane ramp leading to 43 Lantana Ave is. This will perform as a passing area on one end of the accessway and a passing bay can potentially be provided at the property boundary with some adjustments to the existing design. The provision of a separate pedestrian entry and pathway along the accessway with the minimum width of 1.2m is to be addressed by the applicant.

In view of the above, the proposal is not supported by the transport team.

#### Earlier Comment:

#### Proposal Description:

The proposal involves the demolition of the existing site and construction of a SEPP Seniors Living development containing a total of 8 x 3 bedroom self-contained dwellings.

#### Parking:

The proposal is served by a single-level basement carpark containing a total of 17 spaces with the allocation of 2 spaces per dwelling and 1 visitor/car wash bay. Parking for each unit comprises a 3.8m wide adaptable space and a standard 2.4m wide parking space.

The parking provision satisfies the requirements and is considered acceptable.

#### Traffic:

The projected traffic generation is not considered to have significant impact on the road network.

#### Access and car park design:

Vehicular access to the subject development is proposed to be via approved access arrangements serving 43 Lantana Avenue. The access way is 4.5m in width allowing for one-lane traffic flow. There are concerns raised on the proposed accessway and rampways arrangement due to the presence of

several conflict points with the restricted sightline between vehicles entering and exiting the accessway, basement car park, and the two adjacent sites.

There is a proposal for the provision of traffic signal systems to manage vehicular conflicts, however, no information is provided on the operation of the signal system to manage all of the vehicular conflicts. It is also to be considered that a waiting area is to be provided within the first 6m of the driveway from the property boundary.

The relocation of the OSD tank will be appropriate to improve the sightline issue within the proposed car park.

Access to designated bus stops:

The access to the bus stops in compliance with clauses 26(2) and (4) of the SEPP has been addressed in the access report. The construction of a footpath on the southern side of Lantana Ave to connect the site to the bus stop in Veterans Pde and the existing pram ramps on Lantana Ave to access the bus stops in Lantana Ave will be required, This can be conditioned.

Conclusion:

The proposal is unsupported due to the proposed access and rampways arrangements.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Traffic Engineer Conditions:**

Nil.