

Traffic Engineer Referral Response

Application Number:	DA2018/1708
Responsible Officer	
Land to be developed (Address):	Lot 87 DP 1729 , 195 Sydney Road FAIRLIGHT NSW 2094

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 subject application relates to the demolition of all existing buildings, consolidation of two (2) separate lots and the construction of a 6-storey boarding house development consisting of:

- 75 boarding rooms including a single manager's room;
- Two (2) levels of parking accommodating a total of:
- 38 x car parking spaces;
- 15 x motorcycle parking spaces;
- 15 x bicycle parking spaces;
- 1 x 6.4 metre SRV service vehicle bay;
- A 6.5 metre wide combined entry / exit driveway onto Sydney Road.

Parking:

Parking rates are compliant with the relevant Controls being the SEPP and DCP. No objection is raised in this regard.

Pedestrians:

The applicant is to upgrade the public domain (Footpath and, where necessary, kerb and gutter) for the full length of the frontage. This shall be conditioned as part of the consent if approved.

Servicing:

The applicant is to ensure a Loading Bay Management Plan is made available to all tenants. This will be conditioned as part of the consent if approved.

Council's Waste Services Team must confirm the acceptance of a contract waste service provider. Adequate height clearance will be required throughout level 00. A minimum 3.5m is deemed necessary to accommodate most SRV vehicles of 6.4m long.

Car Park Layout:

The applicant is to ensure the car-park is in compliance with AS 2890.1:2004 including all ramp grades, transitions, parking dimensions, etc. A normal driveway profile is required to access the site. All vehicles are to be able to enter and exit the site in forward direction.

Referral Body Recommendation

Refusal comments

Traffic:

The applicant has utilised a trip generation rate of 0.2/dwelling. This type of development would be deemed a medium density dwelling, as specified in the Traffic Consultants report. As such, the rate should be applied at 0.4 vehicles per dwelling in the peak hour. A total of 30 vehicles can be expected. An assessment of the immediate intersections beyond the site should be assessed to ensure that the additional vehicles are not causing further congestion to Sydney Road and hence causing a further depreciation of the level of service of local intersections. The intersections that should be reviewed are as follows:

- The access and Sydney Road
- Sydney Road and Hill Street

These shall be modeled in SIDRA and all digital files and output data sheets submitted to Council's Traffic Engineer for review.

Recommended Traffic Engineer Conditions:

Nil.