

Traffic Engineer Referral Response

Application Number:	DA2022/1205
Proposed Development:	Designated Development - chemical storage facility (installation of CO2 storage tank)
Date:	05/04/2023
Responsible Officer	
Land to be developed (Address):	Lot B DP 401454 , 49 Chard Road BROOKVALE NSW 2100

Officer comments

The development application is for erection of a large gas storage cylinder on the property. Two similar gas cylinders are already present on the property. the application has been referred to traffic for feedback following resident submissions which raised concerns about parking impacts during deliveries/pick up of gas from the site. This aspect of the proposal has not been addressed in the information provided with the application and it is suggested in the submissions that trucks are double parking while undertaking deliveries.

To address this aspect of the proposal a delivery management plan will be requested together with a traffic control plan to demonstrate how traffic will be managed during deliveries. It is noted that Council has recently introduced two Loading Zones in Chard Road east of Mitchell Road to provide parking for trucks undertaking deliveries to premises in this part of Chard Road.

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Traffic Management

Traffic management procedures and systems must be in place and practised during the deliveries and pick ups of gas from the premises to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic. These procedures and systems must be in accordance with AS 1742.3 2009 Manual of Uniform Traffic Control Devices and Council's Development Control Plans.

A Traffic Guidance Scheme is to be developed and lodged with Council's Traffic Team for review as an application for a Permit to Implement Traffic Control.

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

Reason: To ensure appropriate traffic management is in place and to ensure continued efficient transport network operation.

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

OCCUPATION CERTIFICATE

Loading/Unloading Management Plan

A Loading/Unloading Management Plan shall be prepared by the applicant and submitted to and approved by the Principal Certifier prior to the issue of any Occupation Certificate.

The Plan will need to demonstrate how pick ups and deliveries will be managed to ensure that there will be only one vehicle delivering or picking up at a time and how safe servicing arrangements including waste collection will be undertaken without interrupting general traffic. Vehicle queuing on public road(s) or double parking is not permitted.

Reason: to ensure that deliveries and servicing are managed appropriately and that tenants are aware of the conditions of use.