

Traffic Engineer Referral Response

Application Number:	Mod2014/0186
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 774980 , 1 / 0 Veterans Parade WHEELER HEIGHTS NSW 2097

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 proposed modification is for use of the existing access to James Wheeler Drive by the RSL Anzac Village residents. In accordance with condition of consents, access to James Wheeler Place is currently limited to ingress and egress for emergency vehicles only.

No traffic impact assessment has been provided by the applicant indicating the impact of the proposed modification on the road network, and also the compliance of the proposed access with Australian Standards.

Currently the RSL Anzac Village is accessed via Veterans Parade to the east and Lantana Avenue to the south. The requested removal of the condition of consents that limits the access to James Wheeler Place for the use of emergency vehicles will provide an additional access to the entire residents of the village via James Wheeler Place. It should also be considered that the access is located on a local road providing access to a limited number of houses. Therefore, the proposal is considered to result in a significant adverse impact on James Wheeler Place.

The proposal is for the removal of the boom gate and make the access available for the village's residents. The existing access is combined access with a narrow width and does not comply with Australian Standards for the proposed use.

In review of foregoing, the proposed modification is not supported on traffic ground.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

Nil.