

Traffic Engineer Referral Response

Application Number:	Mod2022/0559
Date:	19/10/2022
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 1199795 , 28 Lockwood Avenue BELROSE NSW 2085

Officer comments

The modification seeks Council approval for changes including the following one's which may have traffic and parking implications

- Modified layout and circulation arrangement for car-parking
- Modified loading dock facilities
- Modified facilities for cyclists
- Modified storage spaces for residents
- Modifications to meet DDA requirements for accessible parking

The modified plans and the traffic and parking statement submitted with the modification have been reviewed.

- The loading dock arrangements are slightly amended with internal columns added within the loading dock which appear to restrict access to one of the loading dock bays such it is now accessible only by a medium rigid vehicle rather than a heavy rigid vehicle. As the remaining two bays can still be accessed by a Heavy Rigid Vehicle the change is not opposed. It is noted that the changes to the loading dock will provide for headroom clearance of 4.5m consistent with the requirements of AS2890.2 for medium and heavy rigid vehicles.
- There is no change to floor area or the quantity of residential units and therefore parking requirements are unchanged. The quantum of parking will remain consistent with that approved under DA2020/0393 although it is noted that a revised internal circulation pattern is now proposed which is acceptable.
- It is also noted that all of the residential spaces are now located on basement level 3 with basement level 4 now purely a commercial carparking level. This change is supported from an operational perspective
- the traffic and parking impact statement makes note that the bicycle parking arrangements do not provide sufficient aisle width to access bicycle parking in bike lockers. Amended plans showing the bike parking in compliance with AS2890.3 & Council DCP will be required. This will be conditioned
- the traffic and parking impact statement makes note that the current location for the residential video intercom on basement level 3 blocks access to multiple carparking spaces and needs to be shifted to the north and protected by a kerb. Amended plans showing this change will be required. This will be conditioned

subject to the above being lodged prior to construction certificate there are no traffic engineering concerns with the modified plans.

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**

Amended Bicycle Parking arrangements

That the basement 03 & basement 04 carpark plans be amended to demonstrate that adequate provision for bicycle parking in compliance with AS2890.3:2015 and the Warringah DCP (minimum of 66 tenant spaces and 10 visitor spaces) is present.

Plans prepared by a suitably qualified Traffic Engineer shall be submitted to the Certifier prior to the issue of a Construction Certificate.

Reason: to ensure adequate space is available for bicycle access to and from bicycle lockers

Relocate Residential Video Intercom

The location of the residential video intercom is to be shifted to the north and protected by a kerb consistent with details shown on Figure 2 of the Traffic and Parking Letter prepared by McLaren Traffic Engineering dated 24 August 2022.

The above change to be reflected in amended plans for the Basement 03 carpark prepared by a suitably qualified Traffic Engineer and submitted to the Certifier prior to the issue of a Construction Certificate.

Reason: to prevent blocking of adjacent parking spaces