

Traffic Engineer Referral Response

Application Number:	DA2019/1072
Date:	30/04/2020
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 219265 , 1797 Pittwater Road MONA VALE NSW 2103 Lot 2 DP 219265 , 38 Park Street MONA VALE NSW 2103 Lot 4 DP 76695 , 1795 Pittwater Road MONA VALE NSW 2103

Officer comments

** Traffic please note comments from RMS in relation to the access onto Pittwater Road. Please provide a comment.

- All access is to occur from Park Street.

The development proposal involves the demolition of the existing site development and construction of a SEPP Seniors Living development containing a total of 16 x 3 bedroom self contained dwellings.

Traffic:

The site is anticipated to generate up to 6 vehicles in the peak hour. This reflects a net increase of 3 vehicles in the peak hour which is deemed acceptable.

Parking:

The parking provisions of 24 spaces is deemed in accordance with the SEPP. No objection is raised.

Car parking and access:

The incorporation of signals to manage movements along the driveway is required. This will be conditioned.

Servicing:

Appropriate parking restrictions for Waste Service Collection shall be implemented along Pittwater Road frontage. This will be conditioned.

Pedestrian Access:

Footpath connections to the nearest bus stops are already in place. a review of the connections is to be undertaken to ensure the grades, widths and safety is suitable for the seniors.

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 practiced during the course of the project to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems. 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.

Note: A plan of traffic management is to be submitted to and approved by Council's Traffic Engineer.

Reason: To ensure pedestrian safety and continued efficient network operation.
(DACTRBOC1)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**Compliance with Standards**

The development is required to be carried out in accordance with all relevant Australian Standards.

(Note: At the time of determination the following (but not limited to) Australian Standards applied:

- (a) AS2601.2001 - Demolition of Structures**
- (b) AS4361.2 - Guide to lead paint management - Residential and commercial buildings**
- (c) AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting**
- (d) AS 4373 - 2007 'Pruning of amenity trees' (Note: if approval is granted) **
- (e) AS 4970 - 2009 'Protection of trees on development sites'**
- (f) AS/NZS 2890.1:2004 Parking facilities - Off-street car parking**
- (g) AS 2890.2 - 2002 Parking facilities - Off-street commercial vehicle facilities**
- (h) AS 2890.3 - 1993 Parking facilities - Bicycle parking facilities**
- (i) AS 2890.5 - 1993 Parking facilities - On-street parking**
- (j) AS/NZS 2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities**
- (k) AS 1742 Set - 2010 Manual of uniform traffic control devices Set**
- (l) AS 1428.1 – 2009* Design for access and mobility - General requirements for access – New building work**
- (m) AS 1428.2 – 1992*, Design for access and mobility - Enhanced and additional requirements - Buildings and facilities**

*Note: The Australian Human Rights Commission provides useful information and a guide relating to building accessibility entitled "the good the bad and the ugly: Design and construction for access". This information is available on the Australian Human Rights Commission website [www.hreoc.gov.au/disability rights /buildings/good.htm](http://www.hreoc.gov.au/disability%20rights%20/buildings/good.htm). <www.hreoc.gov.au/disability%20rights%20/buildings/good.htm>

**Note: the listed Australian Standards is not exhaustive and it is the responsibility of the applicant and the Certifying Authority to ensure compliance with this condition and that the relevant Australian Standards are adhered to.)

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards.
(DACPLC02)

Driveway Signalisation

Plans demonstrating the inclusion of traffic signals to manage movements ingressing and egressing the

car park are to be submitted to and approved by the consent authority prior to the issue of any Construction Certificate.

Reason: To ensure safe ingress and egress of vehicles (DACTRCPC1)

Safety Audit

The connections from the site to the nearest Bus Stops are to be reviewed by a suitably qualified safety auditor to determine their suitability for elderly to access public transport.

The report will need to address footpath grades, widths and crossing points.

Any outcomes identified in the report shall be addressed by the applicant prior to any consent becoming active.

Reason: To ensure all connections to public transport services are safe and appropriate for the elderly. (DACTRCPC2)

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

Signage and Linemarking – External.

A plan demonstrating the proposed signage and line marking within Council's Public Domain shall be prepared by a suitably qualified person and submitted to and approved by the Local Traffic Committee prior to the issue of any Occupation Certificate.

Note: The applicant is advised that the plan will require approval by the local Traffic Committee if the proposal requires change in existing parking conditions and hence, adequate time should be allowed for this process

Reason: To ensure consistent parking amenity.
(DACTRFPOC1)

Signage and Linemarking – Implementation.

The applicant is to install all signage and linemarking, as per any Roads Act approval.. These works are to be completed prior to the issue of any Occupation Certificate.

Reason: To ensure the appropriate signage is implemented prior to occupancy of the building
(DACTRFPOC2)