

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2020/1287
<b>Date:</b>	23/03/2021
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 38 DP 20461 , 58 Forest Way FRENCHS FOREST NSW 2086

### Officer comments

The proposal for a SEPP (Housing for Seniors or people with a Disability) development has been assessed based on the requirements of the SEPP and can not be supported on the following grounds:

- The access from Forest Way needs to be designed to allow access for a B99 design vehicle simultaneously turning in and out of the proposed development using only the kerb side northbound lane on Forest Way and not interfere with the traffic in the adjoining lanes. The current turning information provided is not deemed acceptable.
- Not structures are to be located in the road reserve, including retaining walls. Council's adopted Bike Plan shows a 3 metre wide regional shared path along the western side of Forest way in this location, and as such all works on the boundary or affecting the safe line of sight from any egress from the development across the road reserve.
- No information has been submitted to demonstrate the compliance with the Australian Standard 2890.1:2004 in regard to the internal parking design arrangement.
- No visitor parking is provided for onsite. The adjoining carriageway is a 7 day a week Clearway with variable hours, and the immediate site frontage is within the No Stopping zone on approach to the traffic signals. The parking availability in the adjoining streets is also near capacity and can not be considered as an offset.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Traffic Engineer Conditions:

Nil.