

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2023/0375
<b>Proposed Development:</b>	Construction of an industrial training facility
<b>Date:</b>	18/08/2023
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 1 DP 416586 , 2 Bloodwood Road INGLESIDE NSW 2101

### Officer comments

The Statement of Environmental Effects advises that the proposed Industrial Training Centre will be staffed by 3 staff and serve up to 16 trainees. To facilitate this use a parking area for 14 trainees is proposed together with 2 staff parking bays. i.e a total of 16 offstreet parking spaces. This quantum of parking is adequate to support this level of use. It is noted that the Statement of Environmental effects advises that there is one space for delivery vehicles, one space for courier parking and one disabled parking space. These spaces have not been shown on the DA plans. teh plans should be amended to show the location and diemnsions of each of these spaces. The disabled parking space must be consistent with the requirements of AS/NZS2890.6 and should be located close to the building and in an area that provides an accessible path of travel between the building and the parking space.

The traffic generated by the development is not likely to have an appreciable impact upon the surrounding public road network and no concerns are raised with regard to traffic generation from the development.

The traffic engineers prelodgement advice requested that the section of access road linking the Bloodwood Road/Cowan Road intersection to the existing concrete road be upgraded to provide a more suitable surface to adequately serve the development. Concept plans were requested with the DA. The DA plans only incorporate annotations advising that this section of road with be "repaired and regraded". Council's expectation is that it will be upgraded to a sealed surface. It is also expected that the carparking areas will be surfaced and sealed with a graded gravel treatment considered insufficient to provide an appropriate long term durable surface for use by clients and staff. In addition, as per AS/NZS2890.1 requirements for long driveways there should be passing opportunities for for two way traffic at least every 30m i.e widening of the access road to a width of 5.5m to permit passing of vehicles from opposing directions.

Additional details addressing the concerns outlined above are requested prior to further consideration being given to the DA.

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.