

Traffic Engineer Referral Response

Application Number:	DA2019/1340
Date:	20/03/2020
Responsible Officer	
Land to be developed (Address):	Lot 100 DP 1023183 Part Lot 1046 DP 752038 Part Lot 1047 DP 752038 Part Lot 1053 DP 752038 Permissive Occupancy 88/31 A/C 174235 Closed Crown Road Licence 199961 , 100 / 0 Meatworks Avenue OXFORD FALLS NSW 2100

Officer comments

The application is for the consolidation of sites to construct 7 buildings with a total of 30 industrial units.

Traffic:

The numbers included in the assessment do not coincide with one another. The report mentions a generation rate of 40 vehicles in the peak PM and then references 68 vehicles in the peak movement. The data is not consistent and should be amended accordingly.

There is no emphasis on a public transport modal shift. The applicant has identified that the area has poor serviceability. Noting that Council is to install a bus stop on the north-east corner of Dreadnaught Road and Wakehurst Parkway, the applicant is to demonstrate public transport access, particularly for staff, via a footpath connection from the bus stop location to the site. The footpath construction will be at the cost of the applicant.

Parking:

Parking number are deemed acceptable. A reduction will be recommended once footpath access is provided from the proposed bus stop. The report should be revised with a reduction taken into consideration.

Accessibility:

The car park arrangement should be in accordance with AS2890.

Driveway widths appear to be appropriate.

Car parking spaces appear to be designed appropriately.

Vegetation adjacent to parking spaces shall be kept clear of the sight visibility splays.

No provision has been made for servicing of the site. Further detail is required. The applicant has mentioned the truck size of 6.4m to be utilized, however has failed to indicate servicing times and locations.

Pedestrian:

The site shall be signposted as a 10km/h slow speed environment. This will provide adequate safety for pedestrians moving within the carpark/access road.

Conclusion:

Based on the Traffic, Parking and Accessibility concerns raised, the application cannot be supported in its current form. Further information is required.

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.