

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2025/0180
<b>Proposed Development:</b>	Use of premises as a goods repair and reuse premises
<b>Date:</b>	26/03/2025
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 26 DP 204107 , 14 Cross Street BROOKVALE NSW 2100

### Officer comments

The application is for a change of use of the existing premises from manufacturing to a premises for goods repair and reuse leased to Lifeline. No physical works are proposed in conjunction with the DA. The site has a site area of 928.7m<sup>2</sup> and is served by 5 offstreet parking spaces and this will remain unchanged. The offstreet parking provisions are considered adequate to support the proposed use. There are no traffic engineering concerns with approval of the application subject to conditions

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

##### **Pedestrian sight distance at property boundary**

A pedestrian sight triangle of 2.0 metres by 2.5m metres, in accordance with AS2890.1:2004 is to be provided at the vehicular access points to the property where they intersect with footpaths or other pedestrian access areas.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To maintain pedestrian safety.

#### ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

##### **Vehicle Parking**

The car parking area shown on the approved drawings must be used for vehicle parking only. Loading and unloading of vehicles and delivery of goods to the land must be carried out within the site. Any loading or unloading of materials of potential environmental damage must be appropriately bunded with adequate spill response equipment in place to ensure nil runoff from the site.

Reason: To ensure the safety and amenity of the general public using public streets, and to ensure the protection of the environment from spillage of materials.

**Landscaping adjoining vehicular access**

The applicant must ensure that the planting chosen for any land immediately adjacent to the driveway and adjacent to any driveway intersections must not exceed a height of 1m

Reason: To maintain unobstructed sight distance for motorists.

**Sight lines within carparks**

The required sight lines to pedestrians and other vehicles in and around the carpark and entrance(s) are not to be obstructed by landscaping or signage.

Reason: To maintain unobstructed sight distance for motorists.