

Traffic Engineer Referral Response

Application Number:	DA2018/1692
Responsible Officer	
Land to be developed (Address):	Lot 810 DP 752038 , 810 / Willandra Road NARRAWEENA NSW 2099

Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m² or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Councils development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

This application seeks consent for the construction of a two-storey boarding house with 28 boarding rooms and basement car parking comprising the following:

- o 11 ground floor boarding house rooms inclusive of 2 accessible rooms, one onsite manager's room, living room, dining room, kitchen, laundry facility, waste and recycling room and storage room;
- o 17 boarding house rooms are situated on the first floor with a common living room;
- o A basement car park comprising 15 car parking spaces, 6 motor cycle and 6 bicycle spaces. A lift provides access between the basement car park, ground and first floors;
- o Landscaping improvements.

Parking:

Parking rates have been provided in accordance with the relevant controls. 0.5 spaces per room based on the most up to date parking requirement under the SEPP. Additionally, 1 motor bike and 1 bicycle parking space per 5 rooms.

Therefore the provision of 15 parking spaces, 6 motor bike spaces and 6 bicycle spaces is deemed adequate.

Traffic:

The previously accepted development application approved the site to produce a total of 7 vehicles. The new proposal is anticipated to generate a total of 12 vehicles. It is deemed accurate to state that the net increase of vehicles being introduced by the new proposal is 5 additional cars on the local network.

This is deemed negligible on the network.

Car Park layout:

The general layout of the car park is in accordance with AS 2890.1:2004.

Aisle widths are adequate.

Parking dimensions are suitable.

The ramp grades are not demonstrated on the plans. The applicant should provide details of the ramp grades, transitions, and compliance with relevant standards.

Concern is raised regarding the location of the disabled parking space being adjacent to the column. It is understood that there needs to be no obstruction between the parking space and the adjoining shared zone. This will need to be revised and will be required as per a condition.

Pedestrians:

Access within the car park is deemed suitable for pedestrian and vehicular interaction. Sight visibility appears to be appropriate throughout the basement.

The applicant has identified that they will be upgrading the footpath, kerb and gutter along the full frontage of the site. They have indicated a clear width of 1.2m along the new footpath. In accordance with Council Standard drawings, the footpath will need to be 1.5m. The plans will need to be amended and resubmitted to reflect this minimum width.

Referral Body Recommendation

Refusal comments

Waste Collection:

Due to the narrow width of the road way along the frontage of the site, it is envisaged that there will not be suitable clearance for vehicles to pass a waste vehicle whilst servicing the site. With the number of bins to be serviced, this will relate to wait times that may lead to critical queuing along this section of road. The applicant should demonstrate how safe servicing of the site will occur without impacting on road users. The following should be considered:

- o A waste vehicle should not service the site from a bus zone.
- o A minimum clear width of 3m around the waste vehicle is required to allow vehicles to pass.
- o A vehicle must not cross a double centre line when passing the service vehicle.

Based on the lack of information relating to servicing of the site, Council's Traffic Team cannot support the application in its current form.

Recommended Traffic Engineer Conditions:

Nil.