

## Traffic Engineer Referral Response

<b>Application Number:</b>	Mod2024/0473
<b>Proposed Development:</b>	Modification of Development Consent DA2020/0393 granted for demolition works and construction of a shop top housing development comprising retail premises, 49 dwellings, basement carparking and landscaping
<b>Date:</b>	13/09/2024
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 1 DP 1199795 , 28 Lockwood Avenue BELROSE NSW 2085

### Officer comments

The modification provides for changes to the residential apartment mix, reducing the number of 1 bed apartments from 3 to one and the number of 2 bed apartments from 24 to 22. In their place, the number of 3 bed apartments has been increased from 22 to 24. i.e the number of bedrooms remains consistent. Loading dock bays have been reduced from three to two and some minor modifications to the basement parking arrangements have been proposed

### Parking

The residential parking requirement will now be 74 spaces including 10 visitor spaces. It is proposed to provide 75 spaces, including 10 visitor spaces which is acceptable.

The retail floor area is increased by 66m<sup>2</sup> to provide a total gross leasable floor area of 3387m<sup>2</sup> with a parking requirement of 206 spaces. A 20% reduction in the retail parking requirement has been applied to allow for dual use given the proximity of the development to the Glenrose Shopping Centre. This was accepted as appropriate in the assessment of the original DA and is not disputed now. The required retail parking is therefore 165 spaces and this is what is proposed.

The total offstreet parking supply of 240 spaces is acceptable. It is noted that the two new retail spaces added to basement 4 have been located where they restrict the aisle width to below that required for passing of a B85 & B99 vehicle. It has been suggested by the applicants traffic consultant that the 5 retail parking spaces located opposite the two new retail spaces could be shifted to the east to create a compliant aisle width. This will be conditioned.

There are a number of retail parking spaces that are in a stacked arrangement. These spaces are all shown as being for retail staff use which is appropriate however the each stacked pair must be allocated to the same retail tenancy. This will need to be conditioned.

It is noted that some of the residential visitor spaces are located behind a security roller shutter. It is also noted however that a consent condition was applied to the original consent requiring the installation of an intercom system to enable visitor access to those spaces with plans showing this to be provided at construction certificate stage. This issue has therefore been addressed

Bicycle parking requirements are for 64 tenant spaces and 10 visitor spaces. The plans show 78 spaces being provided which is acceptable. It is noted that there is a consent condition requiring details of the bicycle parking in compliance with the DCP to be provided for review prior to occupation

### **Traffic Generation**

The small change in retail floor area and adjustment to residential apartment mix will not appreciably change the traffic generation arising from the development. Traffic generation has been adequately assessed under the original DA

### **Loading**

The modification proposes a reduction in the number of off-street loading dock bays from three to two. The two loading bays will be adequate to support the development and both bays are capable of accommodating 12.5m heavy rigid vehicles with forwards entry and egress from those bays using a mechanical turning circle has been adequately demonstrated by swept path plots

### **Conclusion**

Subject to conditions there are no traffic engineering concerns with approval of the modification

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**

### **Vehicle Access & Parking**

All internal driveways, vehicle turning areas, garages and vehicle parking space/ loading bay dimensions must be designed and constructed to comply with the relevant section of AS 2890 (Off-street Parking standards).

With respect to this, the following revision(s) must be undertaken;

The basement 4 parking layout must be amended around the two parallel parking bays denoted Ret 07 to the south of Ramp 01. The layout to be adjusted to ensure that adequate aisle width is available for passing of a B85 & B99 vehicle and adequate space for access to/from all parking spaces is available around those spaces. Swept path plots to be provided to confirm the above

All internal driveways and vehicle access ramps must have ramp grades and transitions complying with AS 2890.1. To ensure the gradient requirements and height clearances are satisfied, a driveway profile must be prepared for all internal ramps showing ramp lengths, grades, surface RL's and overhead clearances, taken from the crest of the ramp to the base. The driveway profile must be taken along the steepest grade of travel or sections having significant changes in grades, where scraping or height restrictions could potentially occur and is to demonstrate compliance with AS 2890 for the respective type of vehicle.

Plans prepared by a suitably qualified Engineer shall be submitted to the Principal Certifier prior to the issue of a Construction Certificate.

Reason: To ensure compliance with Australian Standards relating to manoeuvring, access and parking of vehicles.

## **CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT**

### **Work Zones and Permits**

Prior to commencement of the associated works, the applicant shall obtain a Work Zone Permit where it is proposed to reserve an area of road pavement for the parking of vehicles associated with a construction site.

A separate application is required with a Traffic Management Plan for standing of construction vehicles in a trafficable lane

Reason: To ensure Work zones are monitored and installed correctly.

## **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

### **Stacked Parking Spaces (retail)**

Retail stacked parking space pairs are to be assigned as the same retail tenancy. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

Reason: To minimize conflicts regarding parking areas.