

Traffic Engineer Referral Response

Application Number:	DA2019/1280
Date:	18/03/2020
Responsible Officer	
Land to be developed (Address):	Lot 3B DP 164259 , 62 Beaconsfield Street NEWPORT NSW 2106 Lot 4A DP 159498 , 11 Queens Parade NEWPORT NSW 2106 Lot 3A DP 164259 , 9 Queens Parade NEWPORT NSW 2106 Lot 2 DP 209106 , 7 Queens Parade NEWPORT NSW 2106 Lot 5A DP 158658 , 13 Queens Parade NEWPORT NSW 2106 Lot 4B DP 159498 , 60 Beaconsfield Street NEWPORT NSW 2106

Officer comments

The application proposes the removal of 7 x dwellings and a 40 place child care and the construction of 18 townhouses.

Traffic:

The anticipated change of use is expected to provide significant reductions to the traffic being generated from this site. No objections are raised.

Parking:

Parking numbers are compliant with the DCP. No objections are raised.

Access and Car Park:

The access arrangements are not deemed acceptable. Whilst the number of vehicle movements is not deemed high, the visibility and potential for vehicles to be required to reverse is deemed unsafe.

Therefore a passing bay will be required that will be 5.5m wide for the first 6.0m within the property boundary. This will require a redesign of the entry configuration. No queuing is to occur on-street for vehicles attempting to enter the driveway.

Further, additional swept path analysis is required demonstrating that all vehicles can enter and exit each designated space and enter and leave the site in a forward direction.

Servicing:

On-street servicing is deemed acceptable. The applicant will be conditioned to provide a signage plan to restrict parking during waste collection days. This will require approval of the Local Traffic Committee prior to occupation certificate.

Conclusion:

Based on Access and Car Park Concerns, the application cannot be supported in its current form.

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.