

Traffic Engineer Referral Response

Application Number:	Mod2020/0431
Date:	27/10/2020
Responsible Officer	
Land to be developed (Address):	Lot 100 DP 1114910 , 207 Forest Way BELROSE NSW 2085 Lot 7 DP 807906 , 199 Forest Way BELROSE NSW 2085

Officer comments

General:

The proposed modification seeks to retain Building D whilst also reducing the impact of its footprint upon its surroundings by removing unnecessary retaining walls and reducing the impact of the remaining retaining walls upon the existing surrounding rock walls.

The retention of Building D as proposed also allows for the redesign and placement underground of the integrated OSD system. The modified OSD system will be designed to meet Council's Water Management Policy and reduce the overall approved development footprint and environmental disturbance.

The proposed modification will also set back construction works (through removing the storm water pond creation) further away from the eastern site boundary.

The proposed reintroduction of Building D, sited to the north of the existing nine townhouses, will be 540m² (including patios and hardstand) in building footprint and is largely accommodated within the existing manmade sediment ponds which have an area of 420m². It is noted that increase of developed area with the reinstatement of Building D is offset by the proposed deletion of the two approved detention ponds that equate to a 740m². This results in 400m² of land that is approved to be disturbed now being retained in its natural state.

Parking:

Whilst there is no increase to the yield of the development, the parking numbers are deemed compliant. However the arrangement within Building D is no compliant with AS2890.1 which requires at least 1.0m from a blind aisle, in this case both spaces should be at least 1.0m from the side walls. This will allow for a forward ingress and egress.

Conclusion:

No objections are raised subject to the compliant design of the car park. This will be conditioned.

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

Car Parking Standards

The driveway/access ramp grades, access and car parking facilities must comply with the Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking. The dimensions of car parking bays, aisle widths and clearances from obstructions in the car park are to comply with Australian/New Zealand Standard for Off-Street Parking AS/NZS 2890.1-2004.

Details demonstrating compliance with this condition are to be prepared by a suitably qualified Traffic Engineer and submitted to and approved by the Certifying Authority prior to the issue of a construction certificate.

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