

Traffic Engineer Referral Response

Application Number:	Mod2018/0076
Responsible Officer	
Land to be developed (Address):	Lot 20 DP 632081 , 79 Cabbage Tree Road BAYVIEW NSW 2104

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

The proposal has been reviewed and the following concerns raised on traffic grounds:

In accordance with the SEPP requirements, the housing is to be located in a location accessible to shops, recreational facilities, community facilities such as shops, community facilities, and general medical practitioners. Access has defined as the development must be within 400m walk to transport or directly. Also, in accordance with the SEPP, topography and other potential obstacles to access are just important as access especially for pedestrians and people on wheelchair.

The walking distance from the proposed site to the nearest bus stop on Samuel Street is over 400m. There is no footpath connecting the site to the bus stop and the route to the bus stop has steep gradients in some sections. Also, there is no crossing facilities on Samuel Street for seniors to cross the road at the bus stop.

The developer will be able to construct footpath between the site and the nearest bus stop on Samuel Street as a well as a pedestrian refuge island in vicinity of the subject bus stop to address part of the accessibility issue. However, the responsible development assessment officer should consider the distance to the facilities and gradients of the route connecting to public transport as a non-compliance with the SEPP requirements.

In view of the above, the proposal is not supported in regards with accessibility.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

Nil.