

## Traffic Engineer Referral Response

<b>Application Number:</b>	Mod2015/0078
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 101 DP 1159742 , 212 Forest Way BELROSE NSW 2085 Lot 1 DP 725754 , 212 Forest Way BELROSE NSW 2085 Lot 2 DP 725754 , 212 Forest Way BELROSE NSW 2085

### 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 proposed modification is for an increase in student numbers from an existing 869 to 1,074 over the next 5-10 years. The traffic report and traffic management plan provided have identified that the current arrangements are satisfactory.

There are a number of concerns with the current parking around the school and the impacts of increased enrolments. While it is acknowledged that the school contributed to the provision of the angle parking area in Dell Street there are concerns with the parking that occurs in Waldon Road and Linden Avenue under the current arrangements.

1. There is a degree of illegal parking that occurs at the intersection of Dell Street and Waldon Road, with vehicles angle parking on the unformed area and within 10 metres of the intersection.
2. The staff parking on the eastern side of Linden Avenue reduces the effective travel lane to less than 3m for southbound traffic. This is an unacceptable situation and this parking should be removed to ensure that satisfactory lane widths are provided along this section of road.
3. The proposed student parking on Waldon Road is also on an unformed area of Waldon Road.
4. The bus waiting area in Waldon Road is also on an unformed area which should be referred to Council's Development Engineers to identify suitable works to accommodate this use.
5. There is concern over the use of the cul-de-sac turning area at the end of Dell Street for the pick up and set down of students and the potential conflict with the entry/exit of buses at school start and finish times with increased enrolments.

The proposed modification does not comply with the Warringham DCP for the provision of parking for each

staff member in attendance, adequate provision for student parking and, given the reliance on the Forest Way bus stop and the use of Waldon Road for the ranking of buses, provision of a bus standing area.

**Referral Body Recommendation**

**Refusal comments**

**Recommended Traffic Engineer Conditions:**

Nil.