

Traffic Engineer Referral Response

Application Number:	DA2019/1173
Responsible Officer	
Land to be developed (Address):	Lot A DP 411784 , 3 Berith Street WHEELER HEIGHTS NSW 2097

Officer comments

The proposal is for the development application (under SEPP SL Housing) for the proposed 6 unit (2 x 2 bedroom units + 4 x 3 bedroom units) seniors' living development at 3 Berith Street in Wheeler Heights.

Applying the parking rate required by the SEPP, the proposed development comprising 6 units with a total of 16 bedrooms leads to a requirement of 8 car parking spaces. The proposed development includes provision for 8 car spaces (all of which are disability accessible spaces). Therefore, the proposed development satisfies the relevant parking provision requirement.

There are bus stops located within 400m from the subject site with pedestrian facilities to cross the road to access the bus stop, however, the construction of the minimum of 1.5m footpath is required at all frontage of the site continuing to Rose Ave to connect the site to the existing footpath on Rose Avenue. This is to provide seniors and people with disabilities a convenient access to the adjacent bus stops.

Reviewing the car park design, the single-sided aisle proposed in the car parking area is to be minimum 6.1m wide in accordance with AS2890.1:2004.

In accordance with RMS Guide to Traffic Generating Developments, the proposed development is expected to generate 3 weekday peak hour trips. This is considered to have negligible impact on the roadwork and is acceptable.

In the view of the above, the proposal can be supported subject to conditions.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Construction of Footpath

Footpath with minimum width of 1.5m shall be constructed along all frontage of site continuing to Rose Avenue to connect the site to the existing footpath on Rose Avenue.

Reason: To provide seniors and people with disabilities a convenient access to the adjacent bus stops (DACTRCPC1)

Car park design

In accordance with AS2890.1:2004, the proposed single-sided aisle within the basement car parking area is to be minimum 6.1m wide.

Reason: Compliance with Australian Standards