

Traffic Engineer Referral Response

Application Number:	DA2021/1164
Date:	30/11/2021
Responsible Officer	
Land to be developed (Address):	Lot 129 DP 16902 , 521 Barrenjoey Road BILGOLA BEACH NSW 2107

Officer comments

The application has been assessed in line with the accepted plans submitted.
The location is problematic from an access and constructability perspective.

Access and Parking

The applicant needs to consider the provision of suitable parking numbers for the property as there is no potential for the on-street parking to be available, with parking available on site for 4 cars. The provision of a vehicle turntable allows vehicles to enter and leave the site in a forward direction. The proposal has significant structures to be constructed within the public road reserve and these actually impact on the adjoining authority (TfNSW) owned adjoining properties, which also have the potential to impact the line of sight to the parking garage entry.

The concern regarding location in relation to the horizontal road alignment and vehicles entering the travel lane need to be provided suitable vision of traffic approaching the site and that the requirement for safe stopping distances can be met. The vehicle access is to be limited to left in and left out only with the necessary infrastructure to be provided to provide an engineering control to achieve this requirement.

Concurrence has not been provided by TfNSW in respect to the proposal adjoining the classified state road corridor.

No structures are to be located within the road reservation that impact the potential for future works to be undertaken within the road reserve, or impact on the future access to the adjoining properties, or impact on vision of road users or the drivers accessing the proposed site.

Construction Management

The draft Construction Traffic Management Plan provided with the application appears to be a generic document that has not considered the site specific restrictions that the management will need to address.

- The nearest on-street parking is over 400m away and there is no safe pedestrian path of travel to the site.
- The road shoulder is generally less than 1.5 m wide and will require significant traffic control to be implemented during the construction program
- Access and deliveries to the site will be restricted by the times available for the road occupancy (TMC ROL) likely to be limited to 10 am to 2pm Mon - Fri only.
- The turning paths provided and the travel route are not indicating that vehicles will follow the travel route provided and appear in one plan to head north from the site and in the other appears to head directly to the south.
- The major work on site may need to be undertaken during non standard hours and limited to periods when traffic flows are significantly reduced, especially for major crane lifts etc.

The concern is that these issues have not be considered in sufficient detail to allow a constructive assessment to be undertaken.

The application is not 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.