

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2019/1260
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 33 DP 8394 , 29 North Avalon Road AVALON BEACH NSW 2107 Lot 32 DP 8394 , 27 North Avalon Road AVALON BEACH NSW 2107

### Officer comments

The proposal is for demolition of two existing dwellings and construction of 10 seniors living units.

The traffic generating by the proposed development is expected to be the total of 5 vehicle trips in peak hours and the increase of 3 vehicle trips in peak hours. The traffic generation impact resulting from the proposal is considered to be negligible noting that the morning peak hours of seniors hour does not generally coincide by the traffic peak hour.

The proposal provides 15 parking spaces which satisfies the SEPP requirement of provision of 13 off-street parking spaces.

The proposal includes the provision of a 4m wide entry and exit driveway onto North Avalon Road. Given the proposed driveway being longer than 30m, the provision of a minimum 5.5m wide passing bay for at least the first 6m of driveway from the property boundary is required. The access driveway shall be designed in accordance with the engineering requirements and is subject to the development engineers approval.

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

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

#### Provision of Passing Bay

The access driveway and driveway for at least the first 6m from the property boundary shall be a minimum of 5.5m wide.

Reason: To prevent reversing movements to public roads (DACTRCPC1)