

Traffic Engineer Referral Response

Application Number:	DA2019/0585
Responsible Officer	
Land to be developed (Address):	Lot 5 DP 978180 , 142 Sydney Road FAIRLIGHT NSW 2094

Officer comments

The proposal is for the inclusion of a shop top house and addition to the commercial floor space.

Traffic:

The site is anticipated to generate some 3 vehicles in the peak hour. This is deemed negligible on the local road network.

Parking:

Whilst a fully compliant site would require 5 parking spaces, previous commentary would suggest that; 'The proposal includes one parking space to the dwelling and no visitor parking. Given that the proposal includes one dwelling only, the development is not likely to generate a significant requirement for visitor parking.

This requirement

will be able to be accommodated with on-street parking. Furthermore the site is well-serviced by public transport. As such the non-compliance is supported by Council.'

In line with the advice provided to the applicant, the proposed parking provisions are deemed acceptable.

Access:

The tandem car space in lieu of the car stacker is a preferred option. With the proposed arrangement, the Operator/Manager of the commercial space will be required to occupy the tandem space. The remaining 3 spaces must be allocated accordingly to customers and the resident. Conditions to this effect will be provided.

Servicing:

The waste services will continue to operate from the street for the residential component. The retail/commercial component will be required to obtain the services of a commercial waste contractor.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

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

Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

(Note: At the time of determination the following (but not limited to) Australian Standards applied:

- (a) AS2601.2001 - Demolition of Structures**
- (b) AS4361.2 - Guide to lead paint management - Residential and commercial buildings**
- (c) AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting**
- (d) AS 4373 - 2007 'Pruning of amenity trees' (Note: if approval is granted) **
- (e) AS 4970 - 2009 'Protection of trees on development sites'**
- (f) AS/NZS 2890.1:2004 Parking facilities - Off-street car parking**
- (g) AS 2890.2 - 2002 Parking facilities - Off-street commercial vehicle facilities**
- (h) AS 2890.3 - 1993 Parking facilities - Bicycle parking facilities**
- (i) AS 2890.5 - 1993 Parking facilities - On-street parking**
- (j) AS/NZS 2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities**
- (k) AS 1742 Set - 2010 Manual of uniform traffic control devices Set**
- (l) AS 1428.1 – 2009* Design for access and mobility - General requirements for access – New building work**
- (m) AS 1428.2 – 1992*, Design for access and mobility - Enhanced and additional requirements - Buildings and facilities**

*Note: The Australian Human Rights Commission provides useful information and a guide relating to building accessibility entitled "the good the bad and the ugly: Design and construction for access". This information is available on the Australian Human Rights Commission website [www.hreoc.gov.au/disability rights /buildings/good.htm](http://www.hreoc.gov.au/disability%20rights%20/buildings/good.htm). <www.hreoc.gov.au/disability%20rights%20/buildings/good.htm>

**Note: the listed Australian Standards is not exhaustive and it is the responsibility of the applicant and the Certifying Authority to ensure compliance with this condition and that the relevant Australian Standards are adhered to.)

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards.
(DACPLC02)

Traffic Management Plan

Traffic management procedures and systems must be in place and practiced during the course of the project to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems. These procedures and systems must be in accordance with AS 1742.3 2009 Manual of Uniform Traffic Control Devices and Council's Development Control Plans. A plan of traffic management is to be submitted to and approved by the Consent Authority prior to the issue of any Construction Certificate.

Reason: To ensure pedestrian safety and continued efficient network operation. (DACTRCPC1)

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

Parking Allocation

DA2019/0585

All parking spaces are to be marked accordingly, including;

- one (1) space to be marked for the owner/operator in the tandem space
- two (2) spaces to be marked for customer use
- one (1) space to be marked for use of the resident

Reason: To ensure all users are allocated parking accordingly (DACTRFPOC1)