

Traffic Engineer Referral Response

Application Number:	DA2024/0155
Proposed Development:	Use of Premises as an educational establishment and associated external and internal alterations
Date:	13/05/2024
Responsible Officer	
Land to be developed (Address):	Lot 5 DP 12815 , 35 Consul Road BROOKVALE NSW 2100

Officer comments

The development application is for the change of an existing 2 storey residential dwelling to an administration office ancillary to the educational establishment St Augustine's College, Brookvale. The proposed works include minor external alterations with no change is proposed to the building footprint or external façade. There are a number of minor internal changes to the existing dwelling house in order to facilitate the use as an educational establishment and to ensure the building is compliant with the BCA. The proposed change of use of 35 Consul Road will not be accompanied by any increase in staff or student numbers with the site be used as office space to replace office space lost from 60 Federal Parade which will now be used as carpark.

The Statement of Environmental Effects indicates that the premises will accommodate 7 staff members who have use of the 4 on-site parking spaces, as well as access to the main St. Augustine's car park. The development proposes 4 stacked car parking spaces on the existing driveway and car port, with staff coordinating their arrival and departure times as required. The expected traffic movements generated by the premises is unlikely to result in any significant impacts to the local road network. The proposal does not affect the existing approved Traffic and Parking Management Plan and Operational Plan of Management for the School.

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Traffic Management

Traffic management procedures and systems must be in place and practised 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.

Note: A plan of traffic management is to be submitted to and approved by the Principal Certifier.

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

Staff and Contractor Parking

The applicant is to make provision for parking for construction staff and contractors for the duration of the project. Staff and Contractors are to use on-site parking where available.

Reason: To ensure minimum impact of construction activity on local parking amenity.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Work Zones and Permits

Prior to commencement of the associated works, the applicant shall obtain a Work Zone Permit where it is proposed to reserve an area of road pavement for the parking of vehicles associated with a construction site.

A separate application is required with a Traffic Management Plan for standing of construction vehicles in a trafficable lane. A Roads and Maritime Services Work Zone Permit shall be obtained for State Roads.

Reason: To ensure Work zones are monitored and installed correctly.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Ongoing Management

The applicant shall be responsible in ensuring that the road reserve remains in a serviceable state during the course of the demolition and building works.

Reason: To ensure public safety.