

Traffic Engineer Referral Response

Application Number:	DA2020/0433
Date:	21/08/2020
Responsible Officer	
Land to be developed (Address):	Lot 2 DP 543012 , 4 Cross Street BROOKVALE NSW 2100

Officer comments

The proposed development is for the removal of the existing structures and the construction of a four (4) storey storage premises in the form of self-storage units, comprising approximately 8,345m² of gross floor area (GFA).

Traffic generation:

The traffic generation is projected to be the total of 19 vehicle trips per peak traffic hours, which resulting in 5 additional vehicle trips per peak hours. The proposed traffic generation is acceptable in the context of Brookvale business area.

Parking:

The proposal includes the provision of 11 parking spaces including one accessible space. The proposed parking provision is considered acceptable.

Car park design:

The following concerns are raised on the car park design:

- The 90 degree parking spaces proposed adjacent to the access driveway would result in conflict between the vehicles manoeuvring in/out of the parking spaces and the ingressing vehicles. Given the location of the premises within close proximity to a roundabout as well as Warringah Mall, any waiting on the street will not be acceptable. To prevent this, the parking spaces No.1 and 2 are to be allocated to staff.
- The proposed accessible space is not in compliance with AS2890.6 in regards to the allocated shared area.
- The plans indicate that heavy rigid trucks (HRVs) will be able to access the site, but there is no provision of loading and unloading bay / area within the car park.
- It shall be demonstrated that vehicles exiting the driveway will have the minimum sight distance triangle of 2m by 2.5m clear of any obstruction to visibility of pedestrians in compliance with Australian Standards AS2890.1:2004.

In view of the above, the proposal is not supported in the current proposed 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.