

Traffic Engineer Referral Response

Application Number:	DA2020/0433
Date:	25/08/2020
Responsible Officer	
Land to be developed (Address):	Lot 2 DP 543012 , 4 Cross Street BROOKVALE NSW 2100

Officer comments

Reviewing the applicant's traffic response and the amended plans provided in response to the concerns previously raised by Council's traffic team, the proposal can be supported by traffic team subject to condition.

Earlier Traffic 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 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 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

Construction Traffic Management Plan

As a result of the site constraints, limited vehicle access and parking, a Construction Traffic Management Plan (CTMP) and report shall be prepared by an RMS accredited person and submitted to and approved by the Northern Beaches Council Traffic Team prior to issue of any Construction Certificate.

The CTMP must address following:-

- The proposed phases of construction works on the site, and the expected duration of each construction phase;
- The proposed order in which works on the site will be undertaken, and the method statements on how various stages of construction will be undertaken;
- Make provision for all construction materials to be stored on site, at all times;
- The proposed areas within the site to be used for the storage of excavated materials, construction materials and waste containers during the construction period;
- The proposed method of access to and egress from the site for construction vehicles, including access routes and truck routes through the Council area and the location and type of temporary vehicular crossing for the purpose of minimising traffic congestion and noise in the area, with no access across public parks or reserves being allowed;
- The proposed method of loading and unloading excavation and construction machinery, excavation and building materials, formwork and the erection of any part of the structure within the site. Wherever possible mobile cranes should be located wholly within the site;
- Make provision for parking onsite. All Staff and Contractors are to use the basement parking once available.
- Temporary truck standing/ queuing locations in a public roadway/ domain in the vicinity of the site are not permitted unless approved by Council prior.
- Include a Traffic Control Plan prepared by a person with suitable RMS accreditation for any activities involving the management of vehicle and pedestrian traffic.
- The proposed manner in which adjoining property owners will be kept advised of the timeframes for completion of each phase of development/construction process. It must also specify that a minimum Fourteen (14) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measure.
- Include a site plan showing the location of any site sheds, location of requested Work Zones, anticipated use of cranes and concrete pumps, structures proposed on the footpath areas (hoardings, scaffolding or shoring) and any tree protection zones around Council street trees.

- Take into consideration the combined construction activities of other development in the surrounding area. To this end, the consultant preparing the CTMP must engage and consult with developers undertaking major development works within a 250m radius of the subject site to ensure that appropriate measures are in place to prevent the combined impact of construction activities, such as (but not limited to) concrete pours, crane lifts and dump truck routes. These communications must be documented and submitted to Council prior to work commencing on site.
- The proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve, any run-off from the washing down of vehicles shall be directed to the sediment control system within the site;
- Specify that the roadway (including footpath) must be kept in a serviceable condition for the duration of construction. At the direction of Council, undertake remedial treatments such as patching at no cost to Council.
- The proposed method of support to any excavation adjacent to adjoining properties, or the road reserve. The proposed method of support is to be designed and certified by an appropriately qualified and practising Structural Engineer, or equivalent;
- Proposed protection for Council and adjoining properties;
- The location and operation of any on site crane; and

The CTMP shall be prepared in accordance with relevant sections of Australian Standard 1742 – “Manual of Uniform Traffic Control Devices”, RMS’ Manual – “Traffic Control at Work Sites”.

All fees and charges associated with the review of this plan is to be in accordance with Council’s Schedule of Fees and Charges and are to be paid at the time that the Construction Traffic Management Plan is submitted.

Reason: To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems. Confirming appropriate measures have been considered for site access, storage and the operation of the site during all phases of the construction process in a manner that respects adjoining owner’s property rights and protects amenity in the locality, without unreasonable inconvenience to the community. The CTMP is intended to minimise impact of construction activities on the surrounding community, in terms of vehicle traffic (including traffic flow and parking) and pedestrian amenity adjacent to the site(DACTRCPCC1).