

Traffic Engineer Referral Response

Application Number:	DA2021/1870
Date:	30/11/2021
Responsible Officer	
Land to be developed (Address):	Lot 32 DP 656389 , 552 Pittwater Road NORTH MANLY NSW 2100

Officer comments

Proposal description: Demolition of the existing structures, addition of a double garage, secondary dwelling, swimming pool and construction of a dwelling, and removal of trees and vegetation.

The Traffic team has reviewed the plans (Master Set) designed by Nettletontribe dated 10/9/2021.

All the Pre-lodgement advice dated 3 November 2020 for this site has been followed on the plans.

- The Warringah DCP applies to the subject site. Under the DCP, two (2) parking spaces per dwelling is required for a dwelling house and dual occupancy. Two (2) parking spaces have been shown on the plans in the form of an enclosed garage.
- A T-shape turning area inside the garage is proposed to ensure vehicles can enter and exit in a forward direction.
- From the swept path analysis shown on the plans, the garage layout and car spaces appear to be compliant with Australian Standards AS2890.1:2004 Off-Street Parking requirements. However, the garage doorway width and the internal area have not been dimensioned on the architectural plans. The plans should be accompanied by dimensioned doorway width and internal area widths.
- A pedestrian sightline triangle of 2.0 metres by 2.5 metres, in accordance with AS2890.1:2004, has been provided at the vehicular access for pedestrian visibility for exiting vehicles.
- The proposal will generate minimal traffic during the peak periods; therefore, it will not have any unacceptable implications in terms of road network capacity performance.

The traffic team has no objection to the proposal in principle, the proposal is therefore supported.

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**

Pedestrian sight distance at property boundary

A pedestrian sight triangle of 2.0 metres by 2.5m metres, in accordance with AS2890.1:2004 is to be provided at the vehicular access to the property and where internal circulation roadways intersect with footpaths or other pedestrian access areas. Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To maintain pedestrian safety.

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 and a Roads and Maritime Services Work Zone Permit shall be obtained for State Roads.

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

Road Occupancy Licence

Prior to commencement of the associated works, the applicant shall obtain a Road Occupancy License from Transport Management Centre for any works that may impact on traffic flows on Pittwater Road.

Reason: Requirement of TMC for any works that impact on traffic flow on State Roads.