

Traffic Engineer Referral Response

Application Number:	DA2020/0246
Date:	22/04/2020
Responsible Officer	
Land to be developed (Address):	Lot 132 DP 24360 , 132 Elanora Road ELANORA HEIGHTS NSW 2101 Lot 133 DP 24360 , 130 Elanora Road ELANORA HEIGHTS NSW 2101

Officer comments

The proposal seeks subdivision of 2 lots into 4.

The driveway is to accommodate 2 passing bay opportunities. The initial within the first 6.0m of the property boundary, and the second just after the front two buildings..

All vehicles must be able to enter and exit the site in a forward direction.

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:

DEFERRED COMMENCEMENT CONDITIONS

Access Arrangements

All vehicles are to enter and exit the site in a forward direction.

Suitable Swept path plans demonstrating compliance are to be submitted to and approved by the consent authority prior to the activation of any consent.

Reason: To ensure vehicles can safely enter and exit the site (DACTRADC1)

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)

Driveway Widths

The driveway is to provide a 5.5m passing bay for the first 6.0m within the property boundary and a secondary passing bay just after the two (2) front properties..

Engineering plans demonstrating compliance with this are required to be submitted to the Consent Authority prior to the issue of any Construction Certificate.

Reason: To ensure all properties are able to gain unimpeded access to the lot. (DACTRCPC1)