

Traffic Engineer Referral Response

Application Number:	Mod2023/0617
Proposed Development:	Modification of Development Consent DA2021/0212 granted for demolition works and construction of a mixed development, comprising seniors housing, commercial uses, carparking, landscaping and stratum subdivision.
Date:	03/05/2024
Responsible Officer	
Land to be developed (Address):	Lot 11 DP 1258355 , 5 Skyline Place FRENCHS FOREST NSW 2086

Officer comments

Additional comments - 3/5/24

The applicant has provided additional information that clarifies that the consent for DA2021/0212 was granted on the basis that there was not adequate overhead clearance (3.5m) to allow for small rigid vehicle access to and from the basement loading bays. As such all deliveries to the commercial components of the development will need to be completed by vehicles with a clearance height less than 2.2m such as light commercial vehicles such as vans, utilities, wagons and the like. As this aspect of the development is unchanged the matter will not be further pressed.

the applicant's traffic consultant has also provided information to clarify the waste collection process to address concerns raised by Council's Waste Services team. It is noted that the Waste Services team remain opposed to amended arrangements opposed and the waste team's comments recommending that the bin lift be reinstated are supported. The option outlined in the traffic consultants report to permit the bin tug to travel down the exit ramp under traffic light control inconveniencing hundreds of residents is considered inappropriate and inconvenient with the use of the bin lift as approved under DA2021/0212 which requires no interference to residents free access to the exit ramp considered a superior option that should be retained.

Given the above concerns relating to the waste management issue the Mod remains unsupported.

Original comments - 18/1/24

The proposed modification includes the following changes which have traffic and/or parking implications:

- increasing the number of units from 98 to 104
- retaining the number of basement parking spaces at 202 spaces but amending the layout of the parking areas
- retaining the 2 basement loading/serving bays which appear to be sized for access by small rigid vehicles
- retaining a servicing bay at street level off the cul-de-sac of Skyline Place but amending its dimensions.
- adjusting floor levels including in parts of the basement

There are no concerns raised regarding the parking spaces quantum or allocation with it noted that the employment generating space requirement has been determined from the office rate 1 space per 40m² which yields a parking requirement of 24 spaces however 40 "employment generating" spaces have been provided to account for tenancies which may have a higher parking requirement such as gyms or take away for uses. No objection to the oversupply of employment generating space is raised.

It is noted that the layout of the basement parking areas have been amended including near the delivery bays. No swept path plots have been provided to confirm that ingress/egress to and from these bays by small rigid vehicles is achievable. This is required

Similarly, confirmation that there is adequate floor to ceiling clearance throughout the parts of the basement that must be traversed by small rigid vehicles has not been provided. Overhead clearance of at least 3.5m will be required and must be demonstrated.

It is noted that Council's waste services team have raised concerns about the changes made to the access arrangements to the street level bin storage areas. It is noted that the dimensions of the dock area have also been reduced with access to the bay now more constrained. Swept path plots must be provided to demonstrate that ingress and egress for Council's 10.5m long Waste Services truck can be achieved

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.