

Traffic Engineer Referral Response

Application Number:	DA2025/0049
Proposed Development:	Use of dwelling house as a dual occupancy (attached) and associated alterations and additions
Date:	10/03/2025
Responsible Officer	
Land to be developed (Address):	Lot 7 DP 11332 , 136 Fisher Road North CROMER NSW 2099

Officer comments

The proposed development is for a conversion of an existing residence into a dual occupancy. Additional carpark is to be provided on site via a car stacker to ensure that DCP compliant carparking for 4 vehicles is provided on the property. A turntable is also proposed to facilitate on- site turning to allow for forwards ingress and egress from the site. No details for the car stacker or turntable have been provided, this can be conditioned

It is unclear from the plans if it is intended to enclose the southern side of the carport. The internal width between the carport posts and the wall of the building is 2.7m for compliance with AS2890.1 Gig 5.2 a minimum width between walls which may obstruct door opening of 3.0m is required. If the southern side of the carport remains open, door opening and access to/from parked vehicles should not be impeded, this will be conditioned.

It is noted that compliant pedestrian sightline triangles are not available at the driveway and that there is an existing solid wall on either side of the driveway where it meets the property boundary. As the site frontage is occupied by a bus stop that is served by a number of school bus routes in both the before and after school period and as a footpath runs along the property frontage it is considered that compliant pedestrian sight line triangles consistent with AS2890.1 clause 3.2.4 should be available. This will also be conditioned

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:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Existing Bus Stop

Location of existing bus stop on Fisher Road along frontage of the site must remain in its current location. Approval of TfNSW is required to relocate any Bus Stops.

Reason: To ensure school bus services are not relocated at any stage during the project.

Parking Enclosure

No parking spaces, or access thereto, shall be constrained or enclosed by any form of structure such

as fencing, cages, walls, storage space, or the like, without prior consent from Council. In this respect the southern side of the carport is to remain free of any walls or other structures which might impede door opening ensuring that an AS2890.1 compliant car space width of 3.0m is available within the carport.

Reason: To ensure accessibility is maintained.

Stacked Parking Spaces (Residential)

Stacked parking spaces are to be assigned as the same residential unit which blocks in the parking spaces.

Reason: To minimize conflicts regarding parking areas.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Car Parking Standards

The driveway/access ramp grades, access and car parking facilities must comply with the Australian/New Zealand Standard AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking. The dimensions of car parking bays and aisle widths in the car park are to comply with Australian/New Zealand Standard for Off-Street Parking AS/NZS 2890.1-2004.

Details demonstrating compliance with this condition are to be submitted to the Principal Certifier prior to the issue of a construction certificate.

Reason: To ensure compliance with Australian Standards relating to manoeuvring, access and parking of vehicles.

Car Parking Finishes

All driveways, car parking areas and pedestrian paths are to be surfaced and sealed. Details of treatment to these areas are to be submitted to the Principal Certifier prior to issue of the Construction Certificate.

Reason: To provide suitable stormwater disposal and to prevent soil erosion and runoff.

Vehicle Access & Parking

All internal driveways, vehicle turning areas, garages and vehicle parking space/ loading bay dimensions must be designed and constructed to comply with the relevant section of AS 2890 (Off-street Parking standards).

With respect to this, the following revision(s) must be undertaken;

The front boundary wall must be amended to provide for pedestrian sight line triangles compliant with AS2890.1 clause 3.2.4 on either side of the driveway at the point where it meets the property boundary.

Plans prepared by a suitably qualified Engineer shall be submitted to Council's traffic engineer for review and the traffic engineers approval provided to the Principal Certifier prior to the issue of a Construction Certificate.

Reason: To ensure compliance with Australian Standards relating to sight lines to pedestrians.

Vehicle Mechanical Turntable & car stacker unit

The applicant is to provide information on the proposed vehicular turntable and car stacker unit, dimensions, swept paths, overhead clearance requirements during operation, operation details, and instructions on using the device, maintenance plan, and contingency plan during a malfunction.

Details are to be provided to Council for approval and details demonstrating approval and any supporting documentation are to be provided to the Principal Certifier prior to the release of the Construction Certificate.

Reason: To ensure no vehicle conflicts within the offstreet parking area.

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

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

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**Ongoing Management**

The applicant shall be responsible in ensuring that the road reserve remains in a serviceable state during the course of the demolition and building works.

Reason: To ensure public safety.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**Landscaping adjoining vehicular access**

The applicant must ensure that the planting chosen for any land immediately adjacent to the driveway and adjacent to any driveway intersections must not exceed a height of 1m

Reason: To maintain unobstructed sight distance for motorists.