

Traffic Engineer Referral Response

Application Number:	Mod2022/0730
Proposed Development:	Modification of Development Consent DA2020/0717 granted for demolition works and construction of a hardware and building supplies and garden centre (Bunnings Warehouse), signage and boundary adjustment
Date:	03/02/2023
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 1270384 , 357 - 373 Warringah Road FRENCHS FOREST NSW 2086

Officer comments

The changes proposed under the modification do not result in any changes to the traffic generation or parking provisions on the site. The modification proposes changes to the floor levels which may impact upon the gradients on access ramps however the submitted plans suggest that ramp gradients will remain at acceptable levels. Clearance heights within the carpark and over loading dock areas appear to remain acceptable as well. It is noted that a detailed driveway and access ramp profiles have not been provided with the modification to confirm this is the case however a condition of consent has been applied to DA2020/0717 which requires the submission of driveway profiles prior to issue of a construction certificate and this condition will ensure that ramps and grade transitions are consistent with AS2890.1

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:

Nil.