

Traffic Engineer Referral Response

Application Number:	DA2019/0887
Responsible Officer	
Land to be developed (Address):	Lot 25 DP 5464 , 2 Macpherson Street WARRIEWOOD NSW 2102

Officer comments

The proposal is for subdivision of the site into 24 community title lots (22 residential and 2 residue) as follow:

The vehicular trips to the site are proposed to be via two connections, an in and out access creating a one-way road loop on Macpherson Street.

Macpherson Street is a local collector road which falls under Council's ownership.

The proposed circulating road is intended to be a private road. As this road will only be servicing the lots within. Traffic raise no objection to the road remaining in private ownership. Appropriate means to ensure this is documented appropriately will need to be managed by planners.

The Traffic team will require that applicant submit a signage plan that will need to properly notify of the 'one-way' configuration, and additionally the applicant will need to ensure that the entry treatments are undertaken in such a way as to differentiate between private and public road reserves.

The garages of Lot No.3 to 20 have access to the one way access way with adequate maneuvering area, however the garages of Lots No.1, 2, 21 and 22 will have access through a driveway off the one way circulating access way. The proposed driveway appears to be narrow not providing adequate maneuver area for vehicles to turn in and out of the garages. The driveway has to be adequately wide allowing vehicles to make the turns in and out of the garages.

In view of the above, no objection is raised subject to conditions.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

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

Condition for prior to construction certificate - Provision of adequately wide driveway

The driveway providing access to Lot 1, 2, 21 and 22 is to be adequately wide to allow for vehicles to maneuver in and out of the garages. In accordance with Australian Standards AS2890.1:2004. it is required to be between 5.6 to 7.0m wide depends on the door way width.

Reason: To provide adequate driveway width to provide access the parking spaces compliance with Australian Standards (DACTRCPC1)

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Condition for prior to occupation certificate - Signage and Linemarking

A plan demonstrating the proposed signage and line marking within Council's Public Domain shall be prepared by a suitably qualified person and submitted to and approved by the Local Traffic Committee prior to the issue of any Occupation Certificate. The plan shall also address necessary signage to identify the one-way configuration as well as entry and exit pavement treatments to differentiate between the private and public road reserves.

Note: The applicant is advised that the plan will require approval by the local Traffic Committee if the proposal requires change in existing parking conditions and hence, adequate time should be allowed for this process

Reason: To ensure consistent parking amenity. (DACTRFPOC1)

Signage and Linemarking – Implementation.

The applicant is to install all signage and line marking, as per the plan approved by the Local Traffic Committee, at no cost to Council. These works are to be undertaken prior to the issue of any Occupation Certificate.

Reason: To ensure signage is installed for enforcement to commence upon occupation (DACTRFPOC2)