

Traffic Engineer Referral Response

Application Number:	DA2020/1743
Date:	19/05/2021
Responsible Officer	
Land to be developed (Address):	Lot 3 DP 26532 , 45 Lantana Avenue WHEELER HEIGHTS NSW 2097

Officer comments

Proposal Description:

The proposal involves the demolition of the existing site and construction of a SEPP Seniors Living development containing a total of 8 x 3 bedroom self-contained dwellings.

Parking:

The proposal is served by a single-level basement carpark containing a total of 17 spaces with the allocation of 2 spaces per dwelling and 1 visitor/car wash bay. Parking for each unit comprises a 3.8m wide adaptable space and a standard 2.4m wide parking space.

The parking provision satisfies the requirements and is considered acceptable.

Traffic:

The projected traffic generation is not considered to have significant impact on the road network.

Access and car park design:

Vehicular access to the subject development is proposed to be via approved access arrangements serving 43 Lantana Avenue. The access way is 4.5m in width allowing for one-lane traffic flow. There are concerns raised on the proposed accessway and rampways arrangement due to the presence of several conflict points with the restricted sightline between vehicles entering and exiting the accessway, basement car park, and the two adjacent sites.

There is a proposal for the provision of traffic signal systems to manage vehicular conflicts, however, no information is provided on the operation of the signal system to manage all of the vehicular conflicts. It is also to be considered that a waiting area is to be provided within the first 6m of the driveway from the property boundary.

The relocation of the OSD tank will be appropriate to improve the sightline issue within the proposed car park.

Access to designated bus stops:

The access to the bus stops in compliance with clauses 26(2) and (4) of the SEPP has been addressed in the access report. The construction of a footpath on the southern side of Lantana Ave to connect the site to the bus stop in Veterans Pde and the existing pram ramps on Lantana Ave to access the bus stops in Lantana Ave will be required, This can be conditioned.

Conclusion:

The proposal is unsupported due to the proposed access and rampways arrangements.

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.