

Traffic Engineer Referral Response

Application Number:	DA2019/0332
Responsible Officer	
Land to be developed (Address):	Lot 92 DP 564686 , 55 Kalang Road ELANORA HEIGHTS NSW 2101

Officer comments

The proposed development is for the demolition of the existing building and construction of a shop-top housing comprising 6 residential units and about 197m² of retail, and provides 15 parking spaces including 3 sets of mechanical sacker. The access to the car parking is provided via the right of carriageway of No.55 and 57 Kalang Road.

In accordance with Pittwater DCP, the provision of 19 off-street parking spaces required for the proposed development. The total of 15 parking spaces is proposed in the basement car parking area. The remaining 4 parking spaces are proposed to be provided on-street along the eastern side of Kalang Road, directly along the front of the proposed development as per the existing arrangements, which is satisfactory. The proposed parking arrangement within the the basement car park can be supported subject to the conditions.

A dedicated loading bay is proposed to be located at the rear of the right of way with the access provided via the ROW off Kalang Road. The proposed loading bay can be supported subject to provision of a loading dock management plan.

The proposal includes the construction of a widened driveway to match the levels of neighboring right of way. This will provide a two-way vehicular access to the proposed site with passing opportunities incorporated as well as adequate width for maneuvering in and out of the basement car park and delivery bay. Given the reliance on the neighboring right of way in provision of vehicular access to the proposed development, consideration should be given to retaining the proposed vehicular access in the event of any future development proposed for the neighboring site.

The traffic generating from the development is considered to have minimal impact on the road network and is acceptable.

In view of the above, the development can be supported subject to conditions.

Referral Body Recommendation

Refusal comments

DA2019/0332

Recommended Traffic Engineer Conditions:**DEVELOPMENT CONSENT OPERATIONAL CONDITIONS****Availability of Retail Spaces**

These retail spaces are to be free of permanent gates or security during work hours.

Reason: To ensure retail car parking spaces are accessible to customers.(DACTRBOC1)

Accessibility of Retail Spaces

The retail parking is to be accessible at all times, and a sign post to be erected at the vehicular entry point(s) of the development indicating the location of the visitor parking.

Reason: To ensure that customers are not forced to park on public streets when visitor parking has been provided and is available within the development. (DACTRBOC2)

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**Construction Traffic Management Plan**

A Construction Traffic Management Plan (CTMP) and report shall be prepared by an RMS accredited person and submitted to and approved by the Certifying Authority prior to issue of any Construction Certificate.

Reason: To ensure public safety and minimise any impacts to the adjoining pedestrian and vehicular traffic systems. Confirming appropriate measures have been considered for site access, storage and the operation of the site during all phases of the construction process in a manner that respects adjoining owner's property rights and protects amenity in the locality, without unreasonable inconvenience to the community. The CTMP is intended to minimise impact of construction activities on the surrounding community, in terms of vehicle traffic (including traffic flow and parking) and pedestrian amenity adjacent to the site.(DACTRCPCC1)

Car Parking Arrangement

The parallel parking spaces within basement car park shall be allocated to visitor spaces, and instead the proposed 2 visitor spaces are to be allocated to retail spaces. This will provide customers the parking spaces with convenient maneuvering area.

The proposed parallel parking (marked as retail 2) does not meet the Australian Standards AS2890.1:2004 in regards with the headroom clearance. This parking space has to be allocated to small cars only and to be clearly marked and signposted. Also appropriate traffic devices has to be installed to prevent any car crashes into the lower area.

All Vehicles are to be able to enter and exit in forward direction.

Reason: To provide convenient parking spaces to the retail customers and enhance safety within the

car park (DACTRCPC2)

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Loading Dock Management Plan

A Loading Dock Management Plan shall be prepared by the applicant and submitted to and approved by Council prior to the issue of any Occupation Certificate. The Plan will need to demonstrate how loading dock will be managed. It is to be ensure that there will be only one vehicle entering and exiting the loading dock access in any period and how safe servicing arrangements will be undertaken without interrupting general traffic. Vehicle queuing on public road(s) is not permitted.

All vehicle ingress and/or egress activities are to be undertaken in accordance with the approved Loading Dock Management Plan. Loading and unloading of vehicles and delivery of goods to the land must be carried out within the site.

Reason: To ensure the safety and amenity of the general public using public streets (DACTRDPC1)

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

Mechanical Servicing

The applicant is to include a Section 88E instrument on the title permitting Council to provide direction as to the repair/maintenance of any mechanical devices. In the instance where the building manager does not comply with the direction of Council, or fails to address repair/maintenance requirements in a timely manner, Council reserves the right to undertake the repairs and all fees associated will be borne by the building manager.

Reason: To ensure the mechanical services are maintained in a serviceable state at all times (DACTRFPOC1)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Exit and Enter in forward Direction

All vehicles shall enter and exit the driveway in forward direction.

Reason: To minimise impact on road network (DACTRGOG1)