

Traffic Engineer Referral Response

Application Number:	DA2020/0264
Date:	25/05/2020
Responsible Officer	
Land to be developed (Address):	Lot 2 DP 530175 , 57 Myoora Road TERREY HILLS NSW 2084

Officer comments

The proposal is for the use of an existing Industrial Building for the purpose of providing a Warehouse facility that will enable building and hardware products to be stored and distributed from the site. The driveway is proposed to be widened to assist with vehicle exit.

Reviewing the Statement of Environmental Effects, the proposal does not alter the existing floor area and maintaining the existing 18 car park spaces within the site. It is indicated in the report that all vehicles will be able to ingress and egress the site in forward direction. The largest vehicle accessing the site is proposed to be Large Rigid Trucks.

While no objection is raised on the proposal in regards to maintaining the existing parking provision, the car parking area shall be designed for safe forward in and forward out access of the largest vehicle accessing the site.

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

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:

DEFERRED COMMENCEMENT CONDITIONS

Enter and exit in forward direction

The car parking area and driveway must be designed to accommodate safe forward in and forward out access for the largest vehicle anticipated to access the site which is proposed to be Large Rigid Trucks (LRVs). The amended car parking plan and plans showing the swept path diagrams of a LRV entering and exiting the driveway in forward direction shall be submitted to and approved by Council's Traffic Engineer before the consent can become operative.

Reason: To ensure vehicles can enter and exit in forward direction in accordance with DCP requirements. (DACTRADC1)

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

Operational Management Plan

An Operational Management Plan (OMP) is required to be prepared and submitted to Council detailing the operation of the development. The OMP shall include, but not be limited to the following

- . Vehicle access and egress.
- . Through-site circulation of vehicle movements.
- . Management of car parking areas.
- . The location and content of directional signage.
- . Complaints management.
- . Noise management.
- . Truck delivery times and methods of control to manage the sequencing of the loading docks.
- . Waste management.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To ensure that the development operates with minimum disruption to the surrounding area (DACTRFPOC1)

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

Enter and exit in forward direction

All vehicles accessing the site are to enter and exit the site in forward direction.

Reason: To ensure road safety and compliance with the DCP requirements (DACTRGOG1)