

Traffic Engineer Referral Response

Application Number:	DA2017/1274
Responsible Officer	
Land to be developed (Address):	Lot A DP 339874 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 1 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 2 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 3 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 150 DP 1003518 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 191 DP 1039481 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 300 DP 1139238 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 1 DP 662920 , 52 Cabbage Tree Road BAYVIEW NSW 2104 Lot 1 DP 19161 , 52 Cabbage Tree Road BAYVIEW NSW 2104

Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m² or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Councils development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

The proposal is for construction of 95 seniors living apartments on part of the Bayview Golf Course. A total of 186 onsite parking spaces will be provided in 3 basement levels with vehicle access located on Cabbage Tree Road at the eastern site boundary in the form of a roundabout.

The parking provision is in compliance with the SEPP requirements and is acceptable. All parking spaces including the residential and visitor spaces are to be clearly signposted / linemarked.

A roundabout has been proposed to alleviate the implication of the traffic generating from the site at the

vehicular access, also the proposal includes a pedestrian crossing facility at the splitter island as a replacement for the existing pedestrian refuge island on cabbage Tree Road. In the design of the roundabout and associated splitter islands, it should be taken into account that the eastern splitter island does not impact the access to the emergency vehicular access to the adjacent properties. Obtaining the approval is subject to submission of an application under section 138 of the road acts 1993 to Council's development Engineering section and obtaining approval through Northern Beaches Council Traffic Committee. Any associated road adjustments such as road widening required for construction of the traffic facilities mentioned in above is to be undertaken by the applicant as part of the development.

To provide pedestrian connectivity between the site and the adjacent bus stop as part of the SEPP requirements, the existing footpath has to be extended to connect the site's pedestrian access to the bus stop at Annam Road. Also, a pedestrian refuge island is to be constructed at the intersection of Cabbage Tree Road and Annam Road for seniors to be able to cross the road safely to access to the adjacent bus stop. The submission of an application under section 138 of road acts 1993 to development engineering section is required for the extension to footpath and provision pedestrian refuge island and approval is to be obtained through Traffic Committee.

The trees/vegetation along the northern side of Cabbage Tree Road is to be cleared to achieve the Australian Standards requirements for minimum sight distance and stopping sight distance for vehicles exiting the site and vehicles approaching the roundabout from western side respectively.

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

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Condition for operational conditions - Enter and Exit in forward direction

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

Reason: Ensure safety at the roundabout

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

Condition for prior to construction certificate - Proposed roundabout, refuge island and footpath treatment

Engineering plans are to be submitted to Council for approval under the provisions of Sections 138 and 139 of the Roads Act 1993. The submission is to include four (4) copies of Civil Engineering plans for the design of the following Works which are to be generally in accordance with the Development Application, relevant standards and Council's specification for engineering works – AUS-SPEC #1 and Council's Minor Works Specification:

1. Roundabout at the intersection of Cabbage Tree Road, vehicular access to the proposed seniors

- living on the northern approach, and maintenance facilities vehicular access on the southern approach.
2. Concrete splitter islands on the roundabout approaches with pedestrian crossing gap on the eastern splitter island and associated pram ramps on both sides of the crossing gap. The eastern splitter island must not impact the Emergency Vehicular Access located on the north eastern side of the site.
 3. Footpath extension to connect the seniors living pedestrian access to the bus stop at Annam Road.
 4. pedestrian refuge island at the intersection of Annam Road and Cabbage Tree Road and associated pram ramps.
 5. Tactile Paving at the bus stop on Annam Road.

The detailed engineering plan are to be approved by the Northern Beaches Council Traffic Committee. The Traffic Committee meetings are hold on a monthly basis. The applicant shall submit the detailed design plans minimum of 8 weeks prior to the Traffic Committee date for Council's assessment and inclusion of the item in the agenda.

The Fee Associated with the assessment and approval of the plans is to be in accordance with Council's Fees and Charges.

All requirements of the Roads Authority must be complied with.

The developer/applicant must lodge with Council a security bond against any damage or failure to complete the construction of the above Works as part of this consent is required.

All bonds and fees shall be deposited with Council prior to Construction Certificate or demolition work commencing, details demonstrating payment are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: Ensure engineering works are constructed in accordance with relevant standards.
(DACTRCPC1)

Condition for prior to construction certificate - Critical Headroom

Headroom at a grade change within the basement carpark is to be a minimum 2.2m in accordance to Australian Standards AS2890.1:2004.

Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To ensure compliance to Australian Standards (DACTRCPC2)

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Condition for prior to commencement - Provision of a construction management plan

A construction management plan which addresses construction vehicle access to and from the site during demolition, excavation and construction must be provided for Council's consideration. Where it is intended to operate traffic control the construction management plan is to provide a traffic management plan authorised by a suitably qualified individual in accordance with the RMS traffic control at worksites manual.

Reason To ensure works vehicles do not impact on parking, traffic flows and pedestrian thoroughfares.
(DACTRDPC1)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Condition for prior to commencement - Provision of a construction management plan

A construction management plan which addresses construction vehicle access to and from the site during demolition, excavation and construction must be provided for Council's consideration. Where it is intended to operate traffic control the construction management plan is to provide a traffic management plan authorised by a suitably qualified individual in accordance with the RMS traffic control at worksites manual.

Reason To ensure works vehicles do not impact on parking, traffic flows and pedestrian thoroughfares.
(DACTRDPC1)