

Traffic Engineer Referral Response

Application Number:	Mod2014/0024
Responsible Officer	
Land to be developed (Address):	Lot 202 DP 1100018 , 1 Brissenden Avenue COLLAROY NSW 2097

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 traffic generation and proposed number of car parking spaces are acceptable.

The proposed car park has a blind aisle at the right end where the SWITCH BOARD doors open. According to Australian Standards, at blind aisles, the aisle is required to be extended a minimum of 1 m beyond the last spaces, and the last parking space widened by at least 300mm if bounded by a wall of fence.

Also, according to the proposed car park design, the proposed COMM's and SHOWROOM open through the car spaces. If spaces are occupied, the COMs and SHOWROOM will be inaccessible. The parking spaces are to be clear of any opening doors and the parking dimensions and aisle widths are to comply with AS2890.2:2002.

According to car park design and the traffic report provided by the applicant (clause 3.5.1), the parking bay opposite the car park entry has been allocated to the Service Bay. but the bay dimension does not comply with the Australian Standards (requirement is provision of the height of 3.5m and length of 6.4m).

The provision of service bay within the car park is not part of Council's requirements for this size of development, however, if this area is proposed to be allocated to the service bay using by small rigid vehicles (SRV), the bay dimensions is required to be in compliance with the Australian Standards (AS2890.1:2004).

The driveway design to be complied with Australian Standard AS 2890.1:2004.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions: