

Traffic Engineer Referral Response

Application Number:	DA2019/0479
Responsible Officer	
Land to be developed (Address):	Lot A DP 405025 , 79 Barrenjoey Road MONA VALE NSW 2103

Officer comments

The proposal is for construction of a service station and associated service station store.

Traffic:

The site is not deemed to produce high levels of traffic. In any case which results in high volumes (low petrol pricing on a particular day) the 3 lanes along this section of Barrenjoey Road will be capable of queue storage without impacting adversely on the traffic flow along Barrenjoey Road.

Parking:

Adequate parking numbers have been provided.

Pedestrian Access:

General operation of a Service station would promote a low speed environment for pedestrian and vehicular interactions. No concerns are raised.

Servicing:

The site is classified as commercial and will be required to engage their own waste contractor. All servicing of the site must occur wholly within the site.

All conditions issued by RMS must be complied with and a copy of any requested documents must be submitted to Council.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

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

Compliance with Standards

The development is required to be carried out in accordance with all relevant Australian Standards.

(Note: At the time of determination the following (but not limited to) Australian Standards applied:

- (a) AS2601.2001 - Demolition of Structures**
- (b) AS4361.2 - Guide to lead paint management - Residential and commercial buildings**
- (c) AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting**
- (d) AS 4373 - 2007 'Pruning of amenity trees' (Note: if approval is granted) **
- (e) AS 4970 - 2009 'Protection of trees on development sites'**
- (f) AS/NZS 2890.1:2004 Parking facilities - Off-street car parking**
- (g) AS 2890.2 - 2002 Parking facilities - Off-street commercial vehicle facilities**
- (h) AS 2890.3 - 1993 Parking facilities - Bicycle parking facilities**
- (i) AS 2890.5 - 1993 Parking facilities - On-street parking**
- (j) AS/NZS 2890.6 - 2009 Parking facilities - Off-street parking for people with disabilities**
- (k) AS 1742 Set - 2010 Manual of uniform traffic control devices Set**
- (l) AS 1428.1 – 2009* Design for access and mobility - General requirements for access – New building work**
- (m) AS 1428.2 – 1992*, Design for access and mobility - Enhanced and additional requirements - Buildings and facilities**

*Note: The Australian Human Rights Commission provides useful information and a guide relating to building accessibility entitled "the good the bad and the ugly: Design and construction for access". This information is available on the Australian Human Rights Commission website [www.hreoc.gov.au/disability rights /buildings/good.htm](http://www.hreoc.gov.au/disability%20rights%20/buildings/good.htm). <www.hreoc.gov.au/disability%20rights%20/buildings/good.htm>

**Note: the listed Australian Standards is not exhaustive and it is the responsibility of the applicant and the Certifying Authority to ensure compliance with this condition and that the relevant Australian Standards are adhered to.)

Details demonstrating compliance with the relevant Australian Standard are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure the development is constructed in accordance with appropriate standards.
(DACPLC02)

RMS Conditions/Requirements

The applicant is to ensure that all conditions and comments raised by RMS in their correspondence (Ref. SYD19/00715) dated 25 June 2019 are addressed and a copy of any documents requested as part of that correspondence is to be submitted to and approved by Council prior to the release of any Construction Certificate.

Reason: To ensure Council is satisfied with the details provided by the applicant to RMS.
(DACTRCPC1)