

Traffic Engineer Referral Response

Application Number:	DA2018/1761
Responsible Officer	
Land to be developed (Address):	Lot CP SP 30021 , 24 Aitken Avenue QUEENSCLIFF NSW 2096

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 the demolition of the existing apartment building and construction of a residential flat building with four apartments. Vehicular access would be provided from Aitken Avenue.

Traffic:

The site is anticipated to generate approximately 4 vehicles in the peak. This is considered negligible on the road network.

Parking:

Parking has been provided in accordance with the DCP requirements. However the applicant is requesting that all basement parking spaces are to be for residents. This is not acceptable. The visitor space must be provided onsite. As such, 6 spaces will be allocated to the residents and 1 space is to be allocated as the visitor space.

Referral Body Recommendation

Refusal comments

Car Park Layout:

The layout appears compliant. Clearances from walls and obstructions are in accordance with AS2890.1:2004. The turntable addresses the ability for vehicles to enter and exit in a forward direction.

Concerns are raised regarding the 1:5.7 grade transition. Grade Transitions are to be 1:8 for at least 2.0m. This section is not compliant. The applicant has not demonstrated that vehicles will be able to drive along this section without scraping or bottoming.

Based on the non-compliance and lack of supporting evidence, the Traffic Team cannot support the application in its current form.

Recommended Traffic Engineer Conditions:

Nil.