

Traffic Engineer Referral Response

Application Number:	DA2019/0447
Responsible Officer	
Land to be developed (Address):	Lot 806 DP 752038 , 8 Lady Penrhyn Drive BEACON HILL NSW 2100

Officer comments

The applicant is seeking approval of a 14 unit seniors living development.

Traffic:

The anticipated traffic generated from the site, in accordance with RMS Guidelines, is some 6 vehicles. However, acknowledging that senior living generally does not coincide with commuter peaks, the impact is deemed negligible on the local traffic network.

Parking:

14 car spaces are proposed in accordance with the SEPP. This is deemed compliant.

Accessibility:

The applicant must ensure that the footpaths, kerb and gutter along the frontage of the site, and connections to local public transport services are upgraded in accordance with the SEPP and Council standards. The current plan does not provide sufficient detail, however the information can be conditioned. Development engineers to provide condition.

Referral Body Recommendation

Refusal comments

Servicing:

No Information has been provided in regards to the how the site will be serviced, both by removalist vehicles or Council Refuse vehicles.

Recommended Traffic Engineer Conditions:

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

Civil Design Drawings

The applicant is to submit Civil Drawings demonstrating the following:

- Full upgrade of the kerb and gutter along all frontages of the site
- Full upgrade of the Footpath along the frontage of the site and along links to the nearest bus stop
- Upgrade of the designated bus stop to be DDA compliant

These plans are to be submitted to and approved by Council prior to the issue of any Construction
DA2019/0447 Page 1 of 2

Certificate.

Reason: To ensure safety of Seniors whilst accessing public transport from the site in accordance with the SEPP requirements. (DACTRCPC1)

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

Civil Infrastructure - Implementation

The applicant is to implement all infrastructure approved as part of the Civil Drawings, at no cost to Council, and to Council's satisfaction, prior to the issue of any Occupation Certificate.

Reason: To ensure safe access is available prior to tenants occupying the building (DACTRFPOC1)