

## REFERRAL RESPONSE – TRAFFIC

**FILE NO:** Development Applications: 200/2024/1  
**ADDRESS:** 19 & 37 Darling Point Road DARLING POINT  
**PROPOSAL:** Change of use and alterations and additions of the existing residential flat building for campus student accommodation  
**FROM:** Ms E Fang  
**TO:** Mrs L Holbert

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I refer to the memo from the Planning Department dated 26 June 2024 requesting comments in relation to the above.

### 1. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environmental Effects, referenced P0043496, prepared by Urbis, dated June 2024;
- Plan of Management, prepared by Ascham School, undated;
- Traffic Impact Assessment, referenced 22.652r06v03, prepared by Traffix, dated 7 December 2023;
- Operational Transport Management Plan, referenced 22.652r04v01, prepared by Traffix, dated 8 September 2023;
- Architectural Plans, referenced 1007, Rev DA-2, prepared by Tribe Studio Architects, dated 5 September 2024.

### 2. ISSUES

Nil.

### 3. ASSESSMENT

It is understood that the proposal would increase the existing on-site boarding capacity by two (2) places however such increase has been previously approved as part of DA2021/433/1 and would not result in increase in the total number of overall students or staff at the school. It is therefore considered that the day-to-day operational traffic impacts associated with the subject DA will be consistent with the previously assessed and approved development which are considered acceptable.

It is also noted that the Operational Traffic Management Plan has been updated to incorporate the School's Transport Management Policy, Green Travel Plan, Traffic Management Plan for Fiona Redevelopment and the latest operational requirements associated with the subject DA.

It is understood this proposal is in relation to boarding students which don't require daily pick-up/drop-off but rather over the weekends and at the beginning and end of school term. These activities are considered acceptable and manageable without creating significant changes to the existing traffic conditions on nearby road network.

### 4. RECOMMENDATION

Council's Traffic Engineer has determined that the proposal is satisfactory, subject to the following conditions:

## A. GENERAL CONDITIONS

A. 5.

Approved Plans and Supporting Documents

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with both the architectural plans to which is affixed a Council stamp “Approved” and supporting documents listed below unless modified by any following condition.

Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author	Date
22.652r06v03	Traffic Impact Assessment	Traffix	7 December 2023
22.652r04v01	Operational Transport Management Plan	Traffix	8 September2023

**Notes:**

- Warning to Principal Certifier – You must always insist on sighting the original Council stamped approved plans. You must not rely solely upon the plan reference numbers in this condition. Should the Applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plans.
- These plans and supporting documentation may be subject to conditions imposed under section 4.17(1)(g) of the Act modifying or amending the development.

**Condition Reason:** To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

## B. BEFORE DEMOLITION WORK COMMENCES

<b>B. 20.</b>	<p><b>Construction Traffic Management Plan</b></p> <p>Before any site work commences, and as a result of the site constraints, limited space and access, a Construction Management Plan (CMP) is to be submitted to Council for approval. Also, due to lack of on-street parking a Work Zone may be required during construction.</p> <p>An application for the CMP must be submitted for approval, and all associated application fees must be paid.</p> <p>The CMP must be submitted as a self-contained document that outlines the nature of the construction project and as applicable, include the following information:</p> <ol style="list-style-type: none"> <li>Detail the scope of the works to be completed including details of the various stages, e.g. demolition, excavation, construction etc. and the duration of each stage.</li> <li>Identify local traffic routes to be used by construction vehicles.</li> <li>Identify ways to manage construction works to address impacts on local traffic routes, particularly during school pick-up and drop-off hours.</li> <li>Identify other developments that may be occurring in the area and identify ways to minimise the cumulative traffic impact of these developments.</li> </ol>
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Should other developments be occurring in close proximity (500m or in the same street) to the subject site, the developer/builder is to liaise fortnightly with the other developers/builders undertaking work in the area in order to minimise the cumulative traffic and parking impacts of the developments.

- e) Detail how construction workers will travel to and from the site and parking arrangements for those that drive.
- f) Identify any proposed road closures, temporary traffic routes, loss of pedestrian or cyclist access, or reversing manoeuvres onto a public road, and provide Traffic Control Plans (TCPs) prepared by an accredited RMS Red or Orange card holder to manage these temporary changes.
- g) Detail the size (including dimensions), numbers and frequency of arrival of the construction vehicles that will service the site for each stage of works.
- h) Provide for the standing of vehicles during construction.
- i) If construction vehicles are to be accommodated on the site, provide a scaled drawing showing where these vehicles will stand and the vehicle swept path to show that these vehicles can access and egress the site in a forward direction (including dimensions and all adjacent traffic control devices, such as parking restrictions, pedestrian facilities, kerb extensions, etc.).
- j) If trucks are to be accommodated on Council property, provide a scaled drawing showing the location of any proposed Works Zone (including dimensions and all adjacent traffic control devices, such as parking restrictions, pedestrian facilities, kerb extensions, etc.).
- k) Show the location of any site sheds and any anticipated use of cranes and concrete pumps and identify the relevant permits that will be required.
- l) If a crane/s are to be accommodated on site, detail how the crane/s will be erected and removed, including the location, number and size of vehicles involved in the erection/removal of the crane/s, the duration of the operation and the proposed day and times, any full or partial road closures required to erect or remove the crane/s and appropriate Traffic Control Plans (TCPs) prepared by an approved RMS Red or Orange Card holder.
- m) Make provision for all materials, plant, etc. to be stored within the development site at all times during construction.
- n) State that any oversized vehicles proposed to operate on Council property (including Council approved Works Zones) will attain a Permit to Stand/Plant on each occasion (Note: oversized vehicles are vehicles longer than 7.5m or heavier than 4.5T.)
- o) Show the location of any proposed excavation and estimated volumes.
- p) When demolition, excavation and construction works are to be undertaken on school days, all vehicular movements associated with this work must only be undertaken between the hours of 9.30am and 2.30pm, in order to minimise disruption to the traffic network during school pick up and drop off times.
- q) Show the location of all Tree Protection (Exclusion) zones (Note: storage of building materials or access through Reserve will not be permitted without prior approval by Council).

**Notes:**

- A minimum of eight weeks will be required for assessment. Site work must not commence until the Construction Management Plan is approved.
- Failure to comply with this condition may result in fines and proceedings to stop work.
- Council and NSW Police approval is required prior to a partial or full temporary road closure. If you are seeking a partial or full temporary road closure you must comply with the relevant conditions of this consent and you must also gain the approval of the Eastern Suburbs Police Area Command.

	<ul style="list-style-type: none"> <li>• If you partial or full close a road without compliance with Council and NSW Police requirements Council Rangers or the Police can issue Penalty Infringement Notices or Court Attendance Notices leading to prosecution.</li> <li>• Traffic Supervisors at the Eastern Suburbs Police Area Command can be contacted on <a href="mailto:eastsubtraffic@police.nsw.gov">eastsubtraffic@police.nsw.gov</a></li> </ul>
	<b>Condition Reason:</b> To facilitate the efficient operation of construction projects, minimise traffic disruption, and protect the public, and the surrounding environment, during site works and construction.

<b>B. 21.</b>	<b>Works (Construction) Zone – Approval and Implementation</b>
	<p>If the Construction Management Plan relies upon a Works Zone, before any site work commences, a Works Zone application must be made.</p> <p>If the works zone is approved, all fees for the Works Zone must be paid before it can be installed.</p> <p>All Works Zone signs must have been erected by Council to permit enforcement of the Works Zone by Council's Rangers and NSW Police before commencement of any site work. Signs are not erected until full payment of Works Zone fees is made.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• A minimum of four to six weeks must be allowed (for routine applications) from the date of making an application to the Traffic Committee (Woollahra Local Traffic Committee) constituted under clause 20 of the Transport Administration (General) Regulation 2018 to exercise those functions delegated by Transport for New South Wales under section 31(3) of the Transport Administration Act 1988.</li> <li>• The enforcement of the Works Zone is at the discretion of Council's Rangers and the NSW Police Service. Any breach of the Works Zone must be reported to either Council or the NSW Police Service.</li> </ul>
	<b>Condition Reason:</b> To facilitate the efficient operation of construction projects and to minimise traffic disruption.

## C. ON COMPLETION OF REMEDIATION WORK

Nil.

## D. BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Nil.

## E. BEFORE BUILDING WORK COMMENCES

Nil.

## F. DURING BUILDING WORK

<b>F 3.</b>	<b>Compliance with Construction Traffic Management Plan</b>
	<p>While site work is being carried out, all development activities and traffic movements must be carried out in accordance with the approved Construction</p>

	<p>Management Plan (CMP). All controls in the CMP must be maintained at all times. A copy of the CMP must be kept on-site at all times and made available to the Principal Certifier on request.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Irrespective of the provisions of the Construction Management Plan the provisions of traffic and parking legislation prevails.</li> </ul> <p><b>Condition Reason:</b> To ensure compliance with the Construction Management Plan.</p>
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#### G. BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Nil.

#### H. OCCUPATION AND ONGOING USE

H	61.	<b>Parking Permits</b>
		During the occupation and ongoing use, future students and staff of the school will not be eligible to participate in permit parking schemes.
		<b>Condition Reason:</b> To minimise the impact of the development upon on street car parking.

H	63.	<b>Operation in Accordance with Operational Traffic Management Plan (OTMP)</b>
		<p>During the occupation and ongoing use:</p> <ul style="list-style-type: none"> <li>a) The operation and management of the premises shall be in accordance with the OTMP prepared by Traffix, referenced 22.652r04v01, prepared by Traffix, dated 8 September2023.</li> <li>b) Boarding students must not utilise nearby streets for parking.</li> <li>c) Pick-up/Drop-off of students must not use Darling Point Road, Darling Point to minimise conflicts with nearby traffic.</li> <li>d) The OTMP cannot be altered without the written consent of Council.</li> <li>e) Monitoring annual reports must be submitted for a minimum of 5 years post occupation.</li> </ul>
		<b>Condition Reason:</b> To maximise road safety and performance.

#### I. BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

Nil.

#### J. BEFORE SUBDIVISION WORK COMMENCES

Nil.

#### K. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE (subdivision works)

**Nil.**

**L. BEFORE ISSUE OF A SUBDIVISION CERTIFICATE (no subdivision works)**

**Nil.**

**M. BEFORE ISSUE OF A STRATA CERTIFICATE**

**Nil.**

Ever Fang  
Traffic & Transport Team Leader

9/11/2024  
**Completion Date**