

Austral East – Traffic Condition Response

DA -1298/2021

Condition ID	Council Condition	Landcom Comment	Amendments	Council Comments 13 April 2023	Landcom Final Position
PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE					
B048	Provision of Services – Street Lightning	Agreed			Consent updated, see Condition 45 in Attachment A.
B408	Access, Car Parking and Manoeuvring – General The Certifying Authority shall ensure and certify that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development have been designed and are in accordance with AS 2890.1, AS2890.2, AS2890.6 and Council's Development Control Plan.	Agreed, however minor amendment to reflect that Landcom parking space widths are wider (2.4m vs 2.2m) than the DCP whilst still maintaining DCP carriageway widths.	Add the following to the end of the condition. Per the approved Urban Design Report, the parking lane widths within road carriageways are permitted to exceed the requirements of Council's Development Control Plan.	Agreed	Consent updated, see Condition 53 in Attachment A.
B410	Access, Carparking and Manoeuvring- Detail	Agreed, subject to Council clarifying relevant design vehicles in condition 2, the condition should not list Heavy Rigid to B-Doubles if not required.	Council to amend Condition 2 to reflect relevant design vehicles.	Refer to 9.9m long Council Waste Collection Vehicle.	Consent updated, see Condition 54 in Attachment A. Requirements for DDA compliant bus stops deleted as there is no bus route in this DA.
B414	Bus Stops	Not required. The collector road network does not extend into the site, nor does the ILP make provision for a bus route in this part of Austral. Council should refer to the Austral Precinct Plan Traffic and Transport Strategy.	Delete.	Agreed	Resolved, condition not required
B555	Detailed Design Drawings	Agreed			Consent updated, see Condition 55 in Attachment A.
B560	Road Works	Agreed			Condition already in consent, refer to Condition 19 in Attachment A.
B900	Public Domain Works – Street Lighting	Agreed			Consent updated, see Condition 46 in Attachment A.

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PRIOR TO WORKS COMMENCING					
B158	Construction Traffic Management Plan (CTMP)	Agreed			A similar condition was already in the consent. Condition 64 has been replaced with this condition, refer to Attachment A.
D155	Work Zone	Agreed			Consent updated, see Condition 71 in Attachment A.
C201	Road Occupancy Permit	Agreed			Consent updated, see Condition 72 in Attachment A.
DURING CONSTRUCTION					
D140	Car Parking Areas	Delete. The condition applies to off street parking facilities and is not relevant to the actual development that is proposed (i.e. residential subdivision with parking within public road reserves). All on street parking will be provided as per Councils standard pavement requirements for public roads.	Delete.	Agreed - Delete	Resolved, condition not required
D146	Directional Signage	Delete. Condition relates to signage for customer carparking and staff and should not be included for residential subdivision.			Resolved, condition not required
D165	Public Domain Works	Agreed			Condition already in consent, refer to Condition 110 in Attachment A.
D900	Public Domain Works – Street Lighting	Agreed			Consent updated, see Condition 111 in Attachment A.
PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE					
E900	Public Domain Works – Street Lighting	No issue with condition, however Subdivision DAs do not require an Occupation Certificate, further condition F900 already does the same thing in the correct section of the consent.	Delete.	Agreed - Delete	Resolved, condition not required

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PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE					
F900	Public Domain Works – Street Lighting	Agreed			Condition already in consent, refer to Condition 132 in Attachment A.
CONDITIONS RELATING TO USE					
G210	Car Parking Management	Delete Not typical for subdivision, particularly since roads with parking are dedicated as public road so condition is not required	Delete	Agreed - Delete	Resolved, condition not required
G220	Loading Area	Delete There is no use of land relating to loading and unloading.	Delete	Agreed - Delete	Resolved, condition not required
G230	Vehicle Access	Delete Condition is unnecessary, no use is proposed, individual dwelling DAs will be conditioned to leave their lots in a forward direction	Delete	Agreed - Delete	Resolved, condition not required
NON-STANDARD CONDITIONS					
	The applicant is to submit detailed design plans of the proposed road network for the development, including the following:				
	<ul style="list-style-type: none"> The submitted swept path diagrams show trucks occupying a wide area of the carriageway. The applicant is to submit revised plans that minimises the narrowing of carriageways via chicane and the bends in roads that impact on two-way vehicular movements in particular where trucks are involved. 	Agreed.			Consent updated, see Condition 56 in Attachment A.
	<ul style="list-style-type: none"> The applicant is to be required to fully comply with the requirements of Council's Waste Collection Section relating to the proposed roads and their ability to 	Agreed, subject to confirmation of Council's concern, is it just the swept turning paths and above? If so, this is overly onerous with no scope of requirements.	Council to confirm extent of waste vehicle manoeuvrability concerns as potentially not required.	Vehicle is a 9.9m Rigid Truck. Detailed dimensions can be acquired from Council's Waste Services Team.	Consent updated with additional wording to clarify requirement to achieve swept turning paths and remove ambiguity in condition,

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	accommodate Council's waste collection trucks.				see Condition 56 in Attachment A.
	<ul style="list-style-type: none"> The development is to include the construction of the northern road (northern extension of Edmondson Avenue through their site) leading into Lot 10 Gurner Avenue, Austral up to the property boundary as shown in the ILP. 	<p>Delete.</p> <p>This road does not even traverse this part of the site and is not relevant to this DA.</p>	Delete.	Agreed - Delete	Resolved, condition not required
	<p><u>Intersection treatments</u> – the applicant is to provide intersection treatments as indicated below:</p> <ul style="list-style-type: none"> The intersection of Seoul Avenue and Road No. 08 is very close to the intersection of Cortina Avenue and Seoul Avenue. The applicant is to investigate appropriate intersection treatment to ensure safe operation of the intersection. Roundabout or other appropriate treatment at the four-way intersection of Road 01 / Road 04 / Oslo Road and Seoul Avenue. Appropriate sign controls at other four-way intersections within the development site. Speed hump at every 100m spacing 	<p>Landcom agree to review the intersection of Seoul Avenue and Road No. 8 and road safety as part of detailed design in the Subdivision Works Certificate stage.</p> <p>Landcom agree to investigate the need for roundabouts at the location or alternative intersection management at the nominated intersections however note that these local roads do not warrant the need for roundabouts.</p> <p>Landcom agree to sign controls at four way intersections.</p> <p>Agree to installation of speed hump on stretches of Local Road and Collector Roads where road lengths are in excess of 100m.</p>		<p>Landcom shall review the intersection of Seoul Avenue and Road No. 8 and the potential interaction with Cortina Avenue. The review shall include assessment of road safety as part of detailed design in the Subdivision Works Certificate stage and any proposed treatments through this process shall be submitted to and approved by Council via the Liverpool Traffic Committee, and implemented by Landcom prior to issue of any Subdivision Works Certificate.</p>	<p>Consent updated, see Condition 56 in Attachment A. Additional note provided re: intersection of Road 1/4/Oslo treatment.</p> <p>Condition 19 already requires signage and line marking to be approved by Council LTC, not need to repeat requirement.</p> <p>Timing for implementation of the intersection treatments suggested by Council (i.e. pre: SWC) is not appropriate. Detailed Design Plans in SWC will show the required treatments that will be delivered through subdivision works and be in place prior to lot registration.</p>
	<u>On-street parking</u> - The design is to provide adequate on-street parking.	Landcom does not agree to the condition. 'Adequate' is not defined nor is there a DCP control that relates to what would be considered adequate. The Civil Plans and Urban Design Report already detail the number of	Delete or Council to be specific regarding parking requirement.	'Adequate' refers to compliant in regards to AS2890 parking lengths. It also refers to placement of spaces to maximise parking opportunities without	Condition not adopted. Council's position does not remedy situation that there is no scope to how many spaces will be required and continue to be a point of contention/unresolvable.

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		carparking spaces to be provided within the public road reserves. If Council can be specific as to the requirement, Landcom can make an informed comment/agreement.		impacting sight visibility or access arrangements. Essentially the condition relates to providing as much parking provision as possible within the proposed road reserves, including within the currently proposed verges.	Refer to Attachment B that provides an excerpt of the Civil Plans marked up to show location and number of parking spaces. Total of at least 52 carparking spaces provided on street.
	<u>Shared zones</u> – subject to approval by TfNSW, the shared zones need to have appropriate signage and be capable of self-enforcing.	Agreed			Consent updated, see Condition 20 in Attachment A.
	<u>Signs and line marking scheme</u> <ul style="list-style-type: none"> Landcom needs to prepare and submit to Council a signs and line marking plan for the whole site with particular attention to the detail required on the one-way and shared zone arrangements within the site. 	Agreed			Generally condition already established to require this. Refer to amended Condition 19 in Attachment A that covers this requirement.