

UPDATED ON
09/03/2023

REFERAL TO TRAFFIC AND TRANSPORT

DEVELOPMENT APPLICATION NO. DA-1298/2021

SITE ADDRESS: LOT 184 DP 1237400 LOT 184 GURNER AVENUE, AUSTRAL NSW 2179

ASSESSMENT OF APPLICATION

BACKGROUND INFORMATION

This is a traffic re-referral advice following a meeting held between Landcom and Council staff on 1st of March 2023 to discuss the information submitted by the applicant in response to Council's request for information (RFI).

The DA was assessed previously by Council's Traffic Management Section and raised various traffic related issues to be addressed by the applicant including amending the civil design to adopt the Council's DCP road cross section, prior to the determination of the DA.

In their response to the RFI request, Landcom indicated that they would not adopt the DCP road cross sections and request that the DA be put to the Sydney Western City Planning Panel for review and determination. They argued that their proposed road cross section will provide for an improved streetscape outcome than would otherwise be achieved by strict compliance with the DCP.

ASSESSMENT OF APPLICATION

Traffic impact assessment of the proposal has been carried out with reference to the Roads and Maritime Services (RMS) Guide to Traffic Generating Developments, Council's DCP and AS 2890.

Traffic Generation and Impact

Proposed Traffic Generation:

Council's Position:

Impact on the Traffic Network:

The traffic generation of the site would have been considered during the planning for the South-West Growth Centre and subsequent precinct planning exercise.

Car parking assessment

Proposed Parking Rates:

Required Parking Rates:

Council's Position:

Parking provision will be assessed at a later date when DA is lodged for the individual lots for dwelling construction.

Access and car parking design

Transport management Section recommends the following matters to be addressed by the applicant prior to the issue of Construction Certificate

The applicant is to submit detailed design plans of the proposed road network for the development, including the following:

Carriageway width – the typical cross sections are to be implemented as proposed are to be reflected in the detailed design plan as proposed by the applicant:

- 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.
- 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 accommodate Council's waste collection trucks.
- 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.

Intersection treatments – the applicant is to provide intersection treatments as indicated below:

- 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

On-street parking - The design is to provide adequate on-street parking.

Shared zones – subject to approval by TfNSW, the shared zones need to have appropriate signage and be capable of self-enforcing.

Signs and line marking scheme

- 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.

CONCLUSION

Transport management team raise no objection subject to compliance with the requirements of the DCP, Australian Standards and DA conditions.

Note to the DA Assessing Planner

Fifteenth Avenue upgrade - Fifteenth Avenue is the main road that links the proposed development with the external road network. As recent media reports have shown traffic congestion has been a major issue on Fifteenth Avenue and other roads in the Austral area. The Austral & Leppington North Precincts Traffic Assessment prepared by AECOM in 2011 for the former NSW Department of Planning and Infrastructure that was referred to in the TIA identified a need for four lane road widening. While Fifteenth Avenue is a local road funding is being collected under the Western Sydney Growth Centre Special Infrastructure contribution scheme. Council, DPE and TfNSW have agreed for TfNSW to be responsible for the design. It is recommended that Landcom be requested to make representation for early upgrade of the road to accommodate the expected increased traffic demand.

Similarly, Craik Avenue is approved to be restricted to left in and left out due to restricted sight distance at its intersection with Fifteenth Avenue. Hence a connection to external road network via extension of Edmondson Avenue to Fifteenth Avenue is important.

DETERMINATION

Nominate either:

Application supported subject to conditions (see below):

☒

Application not supported for the following reason/s:

☐

Application deferred for the following reason/s (extra information):

☐

Name of officer completing referral

Salih Suleiman

Date referral completed

09/03/2023

STANDARD CONDITIONS

Prior to Issue of Construction Certificate

B048 A - Provision of Services – Street Lighting

The applicant/developer shall engage the services of an Endeavour Energy accredited ASP Level 3 service provider. The consultant is to lodge [Endorsement of Public Lighting Design Application Form](#). The application is available on Council website and can be lodged online.

This form is to be used to seek Council requirements for upgrading or installing new street lights at all frontages.

Consult Council's Traffic Management Section for streetlight upgrade requirement for infill developments in the existing established areas.

The upgrade shall include undergrounding of existing aerial power lines, communication cables and replacement of existing street light poles with Endeavour Energy approved Macarthur Poles as specified by Council in the public lighting design brief.

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.

B410 Access, Car Parking and Manoeuvring – Detail

The Certifying Authority shall ensure and certify that:

1. Off street access and parking complies with AS2890.1,
2. Vehicular access and internal manoeuvring have been designed for the longest (B-Double/ Heavy Rigid/ Medium Rigid) vehicle expected to service the development site, in accordance with AS2890.2,
3. Sight distance at the street frontage has been provided in accordance with AS 2890.1,
4. All vehicles can enter and exit the site in a forward direction, and/or
5. Requirements of the Disability Discrimination Act 2002, Disability Standards for Accessible Public Transport and the Guidelines for assessing compliance of bus stops with the Disability Standards for Accessible Public Transport 2002,

B414 Bus Stops

Possible Bus Stop locations are to be discussed with the local bus companies and are to be designed in accordance with bus company requirements including incorporating the requirements of the Disability Discrimination Act 2002, Disability Standards for Accessible Public Transport and the Guidelines for assessing compliance of bus stops with the Disability Standards for Accessible Public Transport 2002.

B555 Detailed Design Drawings

The applicant is to discuss with Council's Traffic Management Section of the traffic requirements prior to undertaking the detailed design of traffic facilities, signs and linemarking in the existing and/or proposed public domain.

Detailed design drawings of the proposed traffic facilities, signs and line markings in the existing and proposed public domain areas are to be submitted to Council for approval using [Approval of Traffic Facilities including Signs and Line Marking Schemes Application Form](#). The application is available on Council website and should be lodged online. The drawings are to be prepared by a suitably qualified person.

B560 Road Works

Works within the public road reserve shall not commence until the design drawings including the associated signs and line marking scheme have been approved by Council's Traffic Management Section.

D900 Public Domain Works – Street Lighting

The approved street lighting designs are to be implemented along all new and existing streets within the proposed development in accordance with Liverpool City Council standards and to the satisfaction of Council.

All street lighting must comply with the service provider Street Lighting Policy and illumination requirements and Council's Street Lighting policy.

All cost associated with the installation of street lighting shall be borne by the developer.

Prior to Works Commencing

B158 Construction Traffic Management Plan (CTMP)

A construction traffic management plan (CTMP) prepared by a suitably qualified person is to be submitted to and endorsed by Council's Transport Management Section. The CTMP is to be submitted using [Assessment of Construction Traffic Management Plan application form](#). The application is available on Council website and can be lodged online. Comments on the CTMP will be provided and the updated CTMP are to be implemented during construction.

A copy of the endorsed CTMP and traffic control plans are to be available on the works site for inspection by authorised Council officers.

Construction shall not commence until the assessed construction traffic management plan has been endorsed. The endorsed CTMP is to be implemented during construction.

D155 Work Zone

A Works Zone application is required if on-street parking is affected with commuter parking and there is insufficient off-street parking space.

A [Works Zone Application Form](#) is available on Council website and can be lodged online by attaching all required documents indicated on the application form.

C201 Road Occupancy Permit

Road occupancy and road opening approvals will be required from Council to undertake works within the existing road reserve. The following applications are available on Council's website and can be lodged online attaching all required documents indicated on the application form.

- [Road Occupancy Application Form](#)
- [Road Opening Application Form](#)

During Construction

D140 Car Parking Areas

Car parking spaces and driveways must be constructed of a minimum two coat finish seal or better.

All parking spaces must be clear of obstructions and columns, permanently line marked and provided with adequate manoeuvring facilities.

The design of these spaces must comply with Council's DCP 2008, and Australian Standard 2890.1 Parking Facilities – Off-Street Car Parking.

All car parking areas are to be appropriately line marked and sign posted in accordance with the Council approved stamped plans.

All customer/visitor/staff parking areas are to be clearly signposted limiting car parking for customers/visitors/staff only. The applicant is to cover the costs of installation and maintenance of the signage.

The on-site parking spaces shown in the approved plans must be identified in accordance with A.S.2890.1 Parking Facilities – Off-Street Car Parking.

D146 Directional Signage

Directional signage indicating the location of customer parking, “in” and “out”, crossings and directional arrows are to be provided in accordance with the Council approved stamped plans.

D165 Public Domain Works

All works within the road reserve, including the approved sign and line making scheme, are to be carried out by the applicant, at no cost to Council, in accordance with the TfNSW/RMS ‘Delineation Guidelines’.

D900 Public Domain Works – Street Lighting

Street lights are to be installed in accordance with the Endeavour Energy certified plans to their satisfaction.

Prior to the Issue of an Occupation Certificate

E900 Public Domain Works – Street Lighting

The approved street lighting designs are to be implemented along all new and existing streets within the proposed development in accordance with Liverpool City Council standards and to the satisfaction of Council. Endeavour Energy pole numbers and the date poles were energised are to be submitted to Council's Traffic Management Section prior to submitting OC or SC application.

All cost associated with the installation of street lighting shall be borne by the developer.

Prior to the Issue of an Subdivision Certificate

F900 Public Domain Works – Street Lighting

The approved street lighting designs are to be implemented along all new and existing streets within the proposed development in accordance with Liverpool City Council standards and to the satisfaction of Council. Endeavour Energy pole numbers and the date poles were energised are to be submitted to Council's Traffic Management Section prior to submitting OC or SC application.

All cost associated with the installation of street lighting shall be borne by the developer.

Conditions Relating to Use

G210 Car Parking Management

All parking areas shown on the approved plans must be used solely for this purpose.

G220 Loading Areas

All loading and unloading must take place from the designated loading dock/bay. This area is to be clearly marked/signposted for use by delivery vehicles only.

G230 Vehicle Access

Vehicles entering or leaving the development site should be in forward direction, if practicable.

NON-STANDARD CONDITIONS

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- 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.

Prior to Occupation Certificate

1. The applicant is to undertake Community Consultation with respect to removal of parking along both sides of Edmondson Avenue, between Lapwing Road and Gurner Avenue, to ensure unimpeded two-way traffic flow. Subject to the outcome of the consultation, the applicant is to submit and have approved a signage and line marking plan which addresses the appropriate signage.

Reason: Whilst the SIDRA data identified appropriate gaps for vehicles to pass one another along this section of Edmondson Avenue, the volume of traffic exiting Edmondson Avenue at Gurner Avenue is deemed significant. In the event there is a vehicle parked along Edmondson Avenue, queueing on Edmondson Avenue on approach to Gurner Avenue will effectively block any access into the street.