

TRAFFIC AND TRANSPORT REFERRAL
RESPONSE

17 October 2024
Our Ref: DA-171/2024

Property	LOT 101 SOLDIERS PARADE EDMONDSON PARK NSW 2174, EDMONDSON PARK (LOT 101 DP 1267563)
Proposal	The Application seeks to amend three (3) Residential Flat Buildings approved under (DA-1320/2021) to accommodate an additional 41 Apartments including 27 Affordable Housing apartments under the provisions of State Environmental Planning Policy (Housing) 2021. The amendments including an increase in gross floor area by 30% with building A increased to 4 storeys, Building B increased to 6 and 8 storeys, and Building C increased to 8 storeys. The proposal is identified as Nominated Integrated Development requiring approval from the Department of Planning and Environment Water under the Water Management Act 2000. The proposal is identified as Integrated Development requiring approval from the NSW Rural Fire Service under the Rural Fires Act 1997
Reason for Referral	Developments with 10 or more dwellings proposed. Traffic and Parking.Other: Additional Information submitted to Council TRIM-314796.2024
Referral Officer	Rajen Kumar
Recommendation	Supported subject to conditions
Summary Reasons for Recommendation	
Date of recommendation	17 October 2024

Referral Officers Assessment

Subject: DA-171/2024 - Revised

Background

Traffic referral comments for DA-171/2024 were previously provided on 24 June and 20 August 2024 - Trim No. 138730.2024

The DA seeks amendments to the three (3) approved residential flat buildings approved under DA-1320/2021 to provide an affordable housing component at 190 Croatia Avenue, Edmondson Park.

This DA therefore seeks to retain the approved development with an amendment to accommodate an additional 41 apartments including 27 affordable housing apartments in Building A.

Amendments to buildings including:

- Building A – increase from 20 apartments to 27 apartments (all affordable housing apartments).
- Building B – increase from 46 apartments to 61 apartments – (all non-affordable). and
- Building C – increase from 71 apartments to 90 apartments.- (all non-affordable).

Comprising 178 flats and basement car parking.

Subsequent amendments to the three approved buildings include:

Affordable Rental Housing in Building A

*11x 1 bedroom

*13x 2 bedrooms

*3 x 3 bedrooms

Total of 27 affordable apartments

Standard Dwellings: - Building B and C

*39 x 1 bedroom

102 x 2 bedrooms

10 x 3 bedrooms

Total of 151 standard dwellings. (all non-affordable)

A total of 178 residential apartments are proposed across the 3 buildings.

The DA is accompanied by Statement of Environmental Effects (SEE) and Traffic Impact Assessment (TIA) reports.

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, AS 2890, TDT 2013/04a - Guide to Traffic Generating Developments and State Environmental Planning Policy Housing.

Traffic Generation and Impact

Proposed Traffic Generation: the proposed development is expected to generate approximately:
With a weekday peak hour traffic generation rate @ 0.19 trips per dwelling during AM = 34 and @ 0.15 trips per dwelling during PM = 27 trips.

Council's Position: Agree

The surrounding road network can accommodate the additional traffic.

Impact on the Traffic Network: Minimal

Car parking assessment

Proposed Parking Rates: 239 on-site parking spaces.

Required Parking Rates: 264 on-site parking

In-fill Affordable Residential (27 Apartments): 13.9 spaces (SEPP)

Standard Residential per DCP requirement 212 + 38 visitor = 250 on site parking spaces.

Total on-site parking spaces required - 264 spaces.

Council's Position: Disagree – shortfall of 25 on-site parking spaces.

In addition, Liverpool Development Control Plan 2008, Part 1, requires on-site bicycle parking for multi-dwelling housing to be provided at a rate of 1 space per 2 units for residents = 76 and 1 space per 10 units for visitors = 15

Therefore, the proposed development would require a total of 91 bicycle storage spaces.

Access and car parking design

All car parking spaces to be designed to comply with the design standards of the 2890.1, AS2890.2, AS2890.6 and Council's Development Control Plan.

Special Traffic related conditions

*The applicant is to assess adequacy of the streetlight along the property frontage and if required upgrade the street lighting to Council's and Endeavour Energy specifications.

*Provide paved footpath along the full frontage of the development site.

*Restore all redundant driveways.

*Provide parking restrictions along the full frontage of the development site, with Council's approval.

*To accommodate the shortfall of 25 on-site parking spaces.

CONCLUSION

Transport Management Team on traffic grounds support the application subject to compliance with the Council's DCP, AS, (RMS) Guide to Traffic Generating Developments, TDT 2013/04a, State Environmental Planning Policy Housing and above Special traffic related conditions.

DETERMINATION

Application supported subject to conditions (see above): Yes

Name of officer completing referral

Rajen Kumar / Patrick Basatwrous

Date referral completed

17 October 2024

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 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 parking.

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.

B590 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

C158 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.

C155 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 resident and visitor parking areas are to be clearly signposted. 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.

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'.

D170 Council On Street Assets

Council's on-street assets and local road network are to be protected and kept in a serviceable state at all times. At the direction of Council, the applicant/project manager shall undertake remediation works, at no cost to Council and to Council's satisfaction.

D590 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

E590 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

F590 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

G190 Parking Spaces – Assessment Planner

The following parking spaces should be used solely for the purpose it has been provided.

1. Unrestricted resident car parking
2. Visitor car parking
3. Accessible car parking
4. Cycle parking

G200 Car Parking/Loading Provisions – Mutli-Dwelling Units

A total of 264 off street car parking spaces must be provided in accordance with Council's requirements.

The parking spaces shall be allocated as follows:

- a) 14 spaces relating to the ARH component;

- a) 39 spaces relating to the 1 bedroom units;
- b) 153 spaces relating to the 2 bedroom units;
- c) 20 spaces relating to the 3 bedroom units; and
38 spaces designated for visitor parking relating to the residential units.

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.

NON-STANDARD CONDITIONS

Recommended Conditions

(B048)

RECOMMENDED CONDITION

The applicant/developer shall engage the services of an Endeavour Energy accredited ASP Level 3 service provider who shall request Council's Transport Management Team's endorsement of a Public Street Lighting Design Brief.

The consultant is to lodge Endorsement of Public Lighting Design Application Form. The application is available on Council website and should be lodged online.

Once endorsed, the Designer is to carry out assessment of the existing street lighting and carry out a street lighting improvement design. This is to be submitted to and approved by Endeavour Energy.

The upgrade may 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)

RECOMMENDED CONDITION

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)

RECOMMENDED CONDITION

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,

(B560)**RECOMMENDED CONDITION**

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.

(B590)**RECOMMENDED CONDITION**

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.

(C155)**RECOMMENDED CONDITION**

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.

(C158)**RECOMMENDED CONDITION**

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.

(C201)**RECOMMENDED CONDITION**

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

(D140)**RECOMMENDED CONDITION**

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.

(D170)**RECOMMENDED CONDITION**

Council's on-street assets and local road network are to be protected and kept in a serviceable state at all times. At the direction of Council, the applicant/project manager shall undertake remediation works, at no cost to Council and to Council's satisfaction.

(E590)**RECOMMENDED CONDITION**

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.

(E592)**RECOMMENDED CONDITION**

A plan of management shall be prepared addressing the Site Servicing Arrangements, particularly that service vans are to attend the site outside the peak drop-off/pick-up hours. The plans shall also ensure parents use the on-site parking provisions when attending the site. A 3-strike policy for those noted as using on-street parking spaces will need to be in place and enforced.

A copy of the plan shall be submitted to and endorsed by Council's Transport Management Team prior to the issue of any occupation Certificate.

(G190)**RECOMMENDED CONDITION**

The following parking spaces should be used solely for the purpose it has been provided.

1. Unrestricted resident car parking
2. Visitor car parking
3. Accessible car parking
4. Motorcycle parking

5. Cycle parking
6. Delivery area
7. Garbage pick-up area
8. Washing bay

(G200)***RECOMMENDED CONDITION***

A total of 264 off street car parking spaces must be provided in accordance with Council's requirements. The parking spaces shall be allocated as follows:

1. 27 Affordable Parking
2. 39 spaces relating to the 1 bedroom units;
3. 102) spaces relating to the 2 bedroom units;
4. 10 spaces relating to the 3 bedroom units; and
5. 38 spaces designated for visitor parking relating to the residential units.

(G230)***RECOMMENDED CONDITION***

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