

Traffic Engineer Referral Response

Application Number:	Mod2013/0079
Responsible Officer	
Land to be developed (Address):	Lot 101 DP 1007178 762 - 770 Pittwater Road BROOKVALE NSW 2100

Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m² or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Councils development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

There are a number of discrepancies in this development application in regards to the number and location of parking spaces provided.

It is noted that a previous development at this site DA2007/1206 was refused. One of the reasons for refusal of this application was a reference to clause 72 of the DCP (traffic access and safety).

The SEE for this development makes a claim that no parking spaces will be altered as a result of this development and then goes on to state that some parking will be relocated or converted to disabled parking.

In order to complete the assessment for this application the developer must provide a traffic and parking report which describes the proposed activity at the site and clearly identifies the parking requirements for the proposed use(s).

The traffic report must also identify the proposed loading and servicing arrangements for the proposed use. This includes the delivery of new vehicles for sale.

Further information is required.

Referral Body Recommendation

Recommended Traffic Engineer Conditions:

Nil.

