

Traffic Engineer Referral Response

Application Number:	Mod2012/0262
Responsible Officer	
Land to be developed (Address):	Lot CP SP 4129 48 A Queenscliff Road QUEENSCLIFF NSW 2096

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

The current roof terrace area is currently used to accommodate 5 parked vehicles. As a result of this proposal these parking spaces will be lost.

However it is clear that this area was not approved as a parking area as part of DA2011/0360 and is shown as landscaped area.

It terms of the approved parking on the site this will increase the total to 28 on the site, with an increase of 3 spaces as a result of this proposal.

As this will increase the overall (approved) parking spaces there is no objection to this development.

This site already has numerous carstackers and it is assumed that the proposed new facilities will operate in a similar way to the existing.

There are no other changes proposed to the driveway access or internal layout of the carpark.

Referral Body Recommendation

Recommended Traffic Engineer Conditions:

Nil.

