

Engineering Referral Response

Application Number:	DA2023/0782
Proposed Development:	Alterations and additions to existing restaurant and increase in hours of operation
Date:	10/07/2023
To:	Kye Miles
Land to be developed (Address):	Lot 21 DP 226287 , 20 Albert Street FRESHWATER 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, Council's development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

10/07/2023:

Development application is for alterations and additions to an existing restaurant including removal of the existing vehicular access to the site and removal of existing 2 onsite parking spaces to provide an additional 35m2 covered outdoor dining courtyard.

This will lead to no future vehicle access or on-site parking to the site.

It is noted that referral request to Council's Traffic Team is also sent, Development Engineering Team would wish to wait for comments from traffic team prior to assessing this application.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Engineering Conditions:

Nil.