

Traffic Engineer Referral Response

Application Number:	DA2018/1574
Responsible Officer	
Land to be developed (Address):	Lot 11 DP 577062 , 23 Fisher Road DEE WHY NSW 2099

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 proposal is for the construction of 130 dwellings; use of an existing heritage item known as Pacific Lodge for residential purposes; lower-ground non-residential uses at corner of St David's Avenue and Civic Parade; and subsequent subdivision of that land. In summary the proposal will provide the following:

- 39 x 1 bedroom apartments (30%)
- 70 x 2 bedroom apartments (53.5%)
- 21 x 3 bedroom apartments (16.5%)
- Lower-ground commercial floor space at corner of St David Ave and Civic Parade
- Residential use of 'Pacific Lodge' and subdivision of the occupying
- 191 car spaces proposed all in the basement structure including
 - o 157 resident car spaces
 - o 34 visitor/business spaces
- 150 bicycle parking spaces
- Landscaping and establishment of communal open space

Referral Body Recommendation

Refusal comments

The applicant has not provided the SIDRA data sheets or files.

The Traffic Team cannot support the application without all SIDRA digital files and Data output sheets.

Recommended Traffic Engineer Conditions:

Nil.