

Traffic Engineer Referral Response

Application Number:	Mod2016/0194
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Responsible Officer	
Land to be developed (Address):	Lot 2 DP 851739 , 146 Forest Way BELROSE NSW 2085

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

While the proposed reconfiguration and modified outdoor gaming area is not considered to impact the original development application with regards to the parking requirements and manoeuvring area in the car park, the proposal is not acceptable as the car park layout adjacent to the new loading area does not allow for the manoeuvring area of trucks to enter and exit the loading area.

Therefore, the proposal is not supported on traffic grounds.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

Nil.