

Traffic Engineer Referral Response

Application Number:	Mod2015/0120
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 830423 , 22 - 26 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, Councils development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

The proposed modification to the development is for changes in floor areas for the retail portion, and conversion of a previously approved three bedroom unit to a one bedroom unit and a two bedroom unit. The number of proposed basement parking spaces has been increased from 88 to 90 as a result of the changes.

There is no objection to the proposed modifications to the parking on traffic grounds.

It is noted that there is the potential for access to the storage areas on the northern side of the Basement Level 2 parking to be blocked as they are enclosed by parking spaces for the retail part of the development. This may lead to these storage areas being inaccessible when the retail car park area is full.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

Nil.