

Traffic Engineer Referral Response

Application Number:	DA2023/0782
Proposed Development:	Alterations and additions to existing restaurant and increase in hours of operation
Date:	12/07/2023
Responsible Officer	
Land to be developed (Address):	Lot 21 DP 226287 , 20 Albert Street FRESHWATER NSW 2096

Officer comments

The proposal is for alterations and additions to the existing approved restaurant on the site. The proposal incorporates an increase in the outdoor covered outdoor dining courtyard of some 35m². This is achieved by the removal of the two existing offstreet parking spaces serving the development. The proposal does not include any increase in seating capacity.

Parking impact

The removal of two offstreet parking spaces will be offset by the resultant increase in on-street parking supply by one space. The proposed changes will therefore result in a net parking loss of one space. It is noted that parking surveys have demonstrated that approximately half of the restaurant's customers are travelling to the restaurant by means other than private motor vehicle with more than half of those who are travelling by private car doing so as a passenger.

It is noted that the 2 offstreet parking spaces provide an area for deliveries by small trucks or vans to the premises and with the removal of these spaces this facility will be lost and to offset this the provision of an on-street Loading Zone may normally be required. It is however noted that Council has recently installed 2 new Loading Zones one directly opposite the premises on the Albert St and another on the west side of Moore Road east of Albert Street. The restaurant is therefore already within close proximity to two Loading Zones and there is not considered to be a need for an additional Loading Zone.

The change is considered to have a minimal impact and is not opposed on traffic grounds subject to conditions.

The proposal is therefore supported.

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

Recommended Traffic Engineer Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Removal of Redundant Driveways

All redundant driveways shall be removed and reinstated to Council standard kerb and gutter. Parking bay markings throughout the indented parking bay fronting No.20 Albert St shall also be remarked. Suitably prepared plans shall be submitted for an approval under the Roads Act and approved by Council prior to the issue of the Construction Certificate. All costs associated with the works shall be borne by the applicant.

A plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approval.

Reason: To maximise on street car parking by removing driveways that are no longer needed in accordance with Council policy.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Work Zones and Permits

Prior to commencement of the associated works, the applicant shall obtain a Work Zone Permit where it is proposed to reserve an area of road pavement for the parking of vehicles associated with a construction site.

A separate application is required with a Traffic Management Plan for standing of construction vehicles in a trafficable lane and a Roads and Maritime Services Work Zone Permit shall be obtained for State Roads.

Reason: To ensure Work zones are monitored and installed correctly.