

Property and Commercial Development Referral Response

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

Reasons for referral

This application seeks consent on land being adjoining or adjacent to any Council Assets/Property/Facilities

And as such, Councils development engineers are required to consider the likely impacts on drainage regimes.

Officer comments

The proposal is for demolition works, construction of a mixed development comprising residential apartments, commercial premises, residential use of a heritage listed building, carparking, landscaping and subdivision.

Currently, the site has informal access stairs leading down to Civic Drive which appear to have been in existence for many years, however Council records do not show a formal right of way or other legal agreement allowing this access over the Civic Centre site. It should be noted that Civic Drive is not a public road under the *Roads Act 1993*, but forms part of the overall Civic Centre site.

Property is not opposed to the proposed development, however, concern is raised that retention of the stairs leading to Civic Drive could prejudice any future development of the Civic Centre site. For this reason, any redevelopment of the site should remove pedestrian access from the site to Civic Drive.

Referral Body Recommendation

Approval - subject to conditions

Parks, Reserves and Foreshores Conditions:

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Access to Civic Drive

No access to Civic Drive shall be permitted and the existing access to Civic Drive shall be removed.

Reason: To ensure any future development on the Civic Centre site is not compromised and in the interests of orderly development. (DACHPGOG1)