

Traffic Engineer Referral Response

Application Number:	DA2021/2591
Date:	07/01/2022
Responsible Officer	
Land to be developed (Address):	Lot A DP 402050 , 330 Sydney Road BALGOWLAH NSW 2093

Officer comments

The proposal is for change of use of an existing business premises. The new use will be for dog and cat grooming with only internal fit out proposed.

The site has offstreet parking for one vehicle however that space is allocated to the first floor residential unit. The development will therefore provide no parking to support the use with staff, customers and deliveries relying on existing on-street parking or public transport. Although the provision of some additional parking to support the use would be preferred, given the narrow street frontage and lack of space at the rear of the site and the minor nature of the development it is not feasible to provide additional parking. It is noted that this situation is unchanged from the previous business use on the site.

There are therefore no traffic engineering objections to the development

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 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 Control Plan for standing of construction vehicles on the road reserve and a Roads and Maritime Services Road Occupancy Licence will also be required for Standing of plant on Sydney Road.

Reason: To ensure Work zones and Stand Plant permits are obtained and implemented correctly.