

Traffic Engineer Referral Response

Application Number:	DA2022/1490
Proposed Development:	Demolition of the residential component of the existing building and part demolition of the existing retail premises, construction of a new residential dwelling, swimming pool and secondary dwelling along with shop office premises
Date:	06/06/2023
Responsible Officer	
Land to be developed (Address):	Lot 21B DP 395978 , 28 Bangaroo Street NORTH BALGOWLAH NSW 2093

Officer comments

The submitted plans and associated Traffic Impact assessment report have been reviewed. There is existing retail use on the site and no offstreet parking is available to support that use and this will remain the case for the new development. It is however noted that there are on-street 15min P parking restrictions to cater for parking activity generated by the retail use and this is considered adequate. The 2 proposed offstreet spaces although half a space below DCP requirements for the residential uses are considered adequate to support the development.

There is an existing bus stop on the St.Pauls Road frontage. This bus stop will be unimpacted by the proposed work and no relocation or adjustment to the bus stop is required as a result of the development.

There are no traffic engineering issues with approval of the development and no conditions to apply.

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:

Nil.