

Traffic Engineer Referral Response

Application Number:	Mod2015/0237
Responsible Officer	
Land to be developed (Address):	Lot 104 DP 597544 , 56 - 58 Glen Street BELROSE NSW 2085 Lot 4 DP 548285 , 56 - 58 Glen Street BELROSE NSW 2085

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

There is no objection on proposed modification to permit indoor recreation facility and medical centres on traffic grounds. However regarding the restaurant and café use, it should be considered that the parking rate required for the restaurant and café use is 15 space per 100m2 whilst the shopping centre has been assessed based on the parking rate of 4.5 space per 100m2. Given regard to the additional parking rate of 10.5 space per 100m2 required for the restaurant use, the restaurant use would be permitted subject to provision of adequate information to identify the availability of surplus parking spaces to accommodate the parking requirements.

Therefore, the proposal is not supported on traffic grounds due to provision of inadequate information.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

Nil.