

Traffic Engineer Referral Response

Application Number:	DA2020/0263
Date:	25/05/2020
Responsible Officer	
Land to be developed (Address):	Lot 4 DP 547022 , 59 Myoora Road TERREY HILLS NSW 2084

Officer comments

The proposal is for the use of an existing Industrial Building for the purpose of providing a Warehouse facility that will enable Building and Hardware products to be stored and distributed from the site.

The Statement of Environmental effects indicates that the staff associated with the operation of the warehouse will include four (4) persons being a site Manager and three (3) general workers who will assist in the location and supply of the building products to the building and construction industry.

The existing floor area of 1165 requires the provision of 15 parking space within the site. Whilst the proposal does not alter the existing floor space, the provision of adequate parking spaces to accommodate all staff and visitors parking spaces will be required.

The proposed provision of 3 parking spaces and the removal of the existing loading area within the warehouse resulting in reduction in parking provision is not supported.

The parking area is to be designed to accommodate the maximum possible parking spaces. The car parking shall be sealed and linemarked in accordance with Australian Standards. Also an appropriate loading zone is to be provided within the site to accommodate all loading and unloading activities within the site. A swept path analysis is to be provided demonstrating that the largest truck anticipated to access the site will be able to enter and exit in forward direction.

In view of the above, the proposal is not supported in the current form.

The proposal is therefore unsupported.

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

Recommended Traffic Engineer Conditions:

Nil.