

Traffic Engineer Referral Response

Application Number:	DA2021/0385
Date:	10/05/2021
Responsible Officer	
Land to be developed (Address):	Lot 100 DP 1023183 Part Lot 1046 DP 752038 Part Lot 1047 DP 752038 Part Lot 1053 DP 752038 Permissive Occupancy 88/31 A/C 174235 Closed Crown Road Licence 199961 , 100 / 0 Meatworks Avenue OXFORD FALLS NSW 2100

Officer comments

Proposal:

The proposed development involves internal alterations and additions to the existing industrial warehouse Building F to accommodate the office and storage needs of the new building occupants, Derma Aesthetics. Building F comprises two separate units 17 and 18 with the existing total floor area of 369m². The proposal seeks to consolidate and extend the floor area of the existing mezzanine level for both units to accommodate the total floor area of 460m², of which 87m² will be Office area (19% of the total Gross Floor Area of the warehouse) and 373m² Warehouse storage area (81% of the total Gross Floor Area).

The small truck will reverse as far into the internal loading area with the front of the vehicle positioned wholly within the confines of the designated external loading area in front of the loading doors. Reference is made to the submitted Proposed Ground Floor Plan Drawing No. A090 prepared by Strutt Studios dated 19 March 2021 (refer to Figure 5), which illustrates there is sufficient area for the small truck to manoeuvre (total of 5.55m (W) x 8.66m (L)) when loading and unloading. The loading vehicles is proposed to not impede the circulation of other vehicles utilising the communal driveways and will therefore maintain positive safety outcomes.

Traffic assessment:

Applying the parking rate of 1.5 spaces per 100m² (which is the rate applied for the currently approved development), the total parking requirements will be 7 spaces. The proposed modification will result in one parking shortfall.

The proposed extension to the mezzanine area will provide adequate void area for partial access of the small loading services.

The proposed modification is therefore can be supported subject to the Council's planning officer consideration and approval.

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.