

Traffic Engineer Referral Response

Application Number:	DA2023/0439
Proposed Development:	Alterations and additions to an industrial development and a change of use to light industry and an industrial retail outlet
Date:	25/07/2023
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 88028 , 77 Bassett Street MONA VALE NSW 2103 Lot 4 DP 707291 , 77 Bassett Street MONA VALE NSW 2103

Officer comments

The application seeks consent for the alterations and additions to Unit A, to provide a new mezzanine floor (514m²) above the existing warehouse space. The application also seeks consent to change the use of the warehouse and mezzanine space to a light industrial use, with the existing office area to be used as an industrial retail outlet.

The Statement of Environmental Effects (SOEE) specifies that Unit A has 9 allocated parking spaces for the premises, with additional general visitor parking spaces on site. There is an existing marked Loading Area within the car park used for deliveries and service vehicles. The SOEE also indicates that one space will be removed due to the proposed new (second) emergency exit door. Overall the proposed internal alterations and change of use for Unit A, are considered to be relatively minor and are unlikely to have any significant impacts to traffic and parking.

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.