

Traffic Engineer Referral Response

Application Number:	Mod2024/0491
Proposed Development:	Modification of consent DA2023/1068 granted for demolition and construction of mixed use development including self-storage and a take-away food and drink premises
Date:	06/11/2024
Responsible Officer	
Land to be developed (Address):	Lot 3 DP 617781 , 69 Bassett Street MONA VALE NSW 2103

Officer comments

Proposed development: Modification to DA2023/1068 (Demolition and construction of mixed use development including self-storage and a take away food and drink premise)

The traffic team has reviewed the following documents:

- Plans - Master set (amended), revision E dated December 2022
- Traffic Statement by Urban Research and Planning (URaP), dated 27 August 2024.
- The Section 4.55 Modification Report, prepared by MHDP Architects, dated August 2024.

Comments

- It is acknowledged that the proposal is for a modification to the approved consent due to some minor changes including but not limited to amendment of roof material and construction type, increase height of roof pitch and parapet, additional structural column north of the cafe, removal of one car space on second floor etc.
- It is noted that the proposed amendments to the approved plans do not create any new traffic concerns.
- The Section 4.55 Modification report seeks to remove DA condition no. 78 stating that the proposed development is a low use, low turnover building with no permanent staff and only four owners whose primary use is storing valuable vehicles which are rarely used. Traffic team believes that there is no reason why this condition should be removed although the proposed development is low use and has low turnover. The team believes that this condition does not affect the operation of the proposed development. Hence, this condition no. 78 is to remain.
- The Section 4.55 Modification report seeks to remove DA condition no. 25 as the revised plans have removed one parking space on second floor as stated in the condition. Therefore, condition 25 can be removed now.

Conclusion

The proposed modifications to the approved DA is supported. All the previous DA conditions excluding no. 25 to remain.

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.