

# **Attachment F**

**Submissions**

**From:** Paul Geshos  
**Sent on:** Tuesday, September 5, 2023 3:50:19 PM  
**To:** dasubmissions  
**CC:** LirieChen  
**Subject:** Submission - D/2023/691 - 20 Bourke Road ALEXANDRIA NSW 2015 - Attention Lotti Wilkinson

**Attachments:** Objection to D\_2023\_691.pdf (37.35 KB)

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Hi Lotti,

Please find attached letter of objection for DAD/2023/691.

Best,

Paul

5th September 2023

City of Sydney Council  
Attn: Lotti Wilkinson,

As a matter of introduction, I am the lessee at 26 Bourke Road Alexandria being part of the D/2023/691 (lot 1) DA application. I hereby express my concerns that affect our operation on the basis of the changed access.

We have been operating out of 26 Bourke Road for 12 years, owners of the premises for 10 and tenants for the last 2 years. Over the course of our time here we have invested in the community and been a host/home to the local community. We have navigated changes which have made accessibility to the premises more challenging, and feel that the lodged design diminishes this to a much more costly and inefficient way of operating.

The proposal removes our current driveway and 50% of our carpark at the rear which in turn restricts the type of vehicles we can use to deliver and pick up from our premises. The proposed height of vehicle access to our property is 3M reduction from the currently unrestricted height of access. Typically our service vehicles are up to 3.6M in height.

Delivery trucks 6 metres in length will require a turning bay in order to safely exit in a forward direction. The distance from eastern side entry to the loading dock at number 26 is long including an internal dog leg design which makes access and manoeuvrability extremely difficult.

This change will triple the amount of traffic we currently have servicing our business which was significantly under represented in item '5.0 Traffic' in Appendix G - Traffic and Parking Report\_PAN-355439. In addition to this we have concerns around our ongoing serviceability from providers given the amount of trips and complexity of passage required in the proposed plans.

Provisions for trade waste haven't been adequately addressed in terms of access and servicing currently located near the Bourke Road entry of our driveway. Sydney Water currently service our grease trap from the street entry side of the pit.

The option to store and arrange for collection of general waste within our boundary has been removed. The proposed general waste area in the plans will require us to carry rubbish 3 times the current distance (through traffic).

We can speak from past experience of the complexities of coordinating incoming and outgoing vehicles as we have been trading in this current location for a long period. When you add to this the requirement of tripling our usage and welcoming new tenants with one road to access (there are presently 4 between the current lots) - it does not seem feasible.

We have 38 years left on our lease and expect to grow in capacity by a factor of multiples over that period. This will put significant strain on an already convoluted proposed flow of internal traffic that needs to be reviewed.

As the only ongoing tenant in the proposed development we were not consulted prior to the DA lodgement about our access needs which leaves us with no option but to object to the DA proposal in its current form.

We request that the development application is referred to councils traffic engineers for review and comments as per concerns raised above.

We would welcome further conversation regarding the development application and are happy to provide more information should it assist.

Best,

Paul Geshos  
Founder  
Mecca Coffee Roasters