

Traffic Engineer Referral Response

Application Number:	DA2019/1419
Responsible Officer	
Land to be developed (Address):	Lot 7 DP 1020015 , 49 Frenchs Forest Road East FRENCHS FOREST NSW 2086

Officer comments

The application proposes the construction of a Cancer treatment center.

Parking:

The site proposes 75 parking spaces for the treatment center. Council's DCP would require 79 parking spaces. Based on the assessment undertaken by TTPA, the site is operated on an appointment basis.

Based on 18 medical rooms, and considering the need for spaces for patients next in the waiting list, the 75 spaces is deemed acceptable. This will be subject to ongoing management of the Work Place Travel Plan. A condition will ensure that the plan is implemented and adhered to at all times. A review process will be required and the data is to be provided to Council to ensure the effectiveness of the plan.

Traffic:

The proposed traffic generation rates and assumptions are deemed acceptable. Further detail is required regarding the operational hours of the site and whether this can be staggered to minimise vehicle movements during the peak period.

Access:

Access along the private road has not been assessed as part of the application. Based on the additional servicing requirements and volume of patients anticipated to utilize the access road, it is recommended that parking be appropriately removed from at least one side. This can be conditioned.

Carpark:

The applicant has not demonstrated how the largest truck will continue to service the adjoining lot as the proposal impacts the 'cul de sac' end of the access road. Further information is required, including swept paths of vehicles entering/exiting the adjoining site in a forward direction without overhanging into the road way.

Pedestrian:

The low speed environment is deemed safe for pedestrian and vehicular interactions. No objections are raised.

Servicing:

All servicing is to be undertaken by a commercial contractor. The plans must be designed to cater for the expected vehicle size and a loading bay management plan will be required to be in operation.

Support/Non-Support:

Council's Traffic Team cannot support the application in the current form due to lack of information regarding:

- Access implication on the adjoining site

- potential staggered operational hours during peak times.
- Parking restrictions along the access road

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.