

## Traffic Engineer Referral Response

<b>Application Number:</b>	DA2025/0419
<b>Proposed Development:</b>	Alterations and additions to a medical centre
<b>Date:</b>	02/06/2025
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 6 DP 192755 , 1791 Pittwater Road MONA VALE NSW 2103

### Officer comments

**Proposal Description:** Proposed Alterations and Additions to a medical centre  
Traffic team has reviewed the following documents:

- Plans - Master Set, designed by Planzone Designs, revision 06, dated 17/04/2025.
- Statement of Environmental Effects, prepared by Planzone, dated 4 February 2025, version 1, doc id: SEE.230829.AZ.AZ
- Notice of Determination for DA2022/0794, dated 11 August 2022.

### Comments

- It is noted that the proposed development proposes an addition of 3 storage rooms to the existing medical centre.
- It is noted that there are no changes proposed to the existing arrangements of car parking and vehicle access.
- At the time of the assessment, no traffic report was provided.
- Council's traffic team has no issues related to the proposal provided that the road reserve along the site is maintained throughout the demolition and construction phases. This will be conditioned.
- It is noted that the consent for the change of use of the building to a medical centre (DA2022/0794) limits the number of staff on site. DA condition number 9 from the consent states that, "At any one time, staff at the facility shall not exceed; 5 doctors or medical consultants, 2 receptionists and 2 nurses". As the Statement of Environmental effects does not make any reference to the new rooms being used as consulting rooms and as the plans suggest that the rooms will be used only as storage, there is no additional parking requirement generated by the proposal.
- As there will be no additional patients or parking generated by the proposal it is not anticipated that there will be any additional traffic impacts on the adjoining road network.
- The proposal is therefore supported, subject to conditions.

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:

## DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

### **Traffic Management**

Traffic management procedures and systems must be in place and practised during the course of the project to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems. These procedures and systems must be in accordance with AS 1742.3 2009 Manual of Uniform Traffic Control Devices and Council's Development Control Plans.

Note: A plan of traffic management is to be submitted to and approved by the Principal Certifier.

Reason: To ensure pedestrian safety and continued efficient network operation.

### **Staff and Contractor Parking**

The applicant is to make provision for parking for all construction staff and contractors for the duration of the project.

Reason: To ensure minimum impact of construction activity on local parking amenity.

## CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

### **Work Zones and Permits**

Prior to commencement of the associated works, the applicant shall obtain a Work Zone Permit where it is proposed to reserve an area of road pavement for the parking of vehicles associated with a construction site.

A separate application is required with a Traffic Management Plan for standing of construction vehicles in a trafficable lane and a Roads and Maritime Services Work Zone Permit shall be obtained for State Roads.

Reason: To ensure Work zones are monitored and installed correctly.

## CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

### **Ongoing Management**

The applicant shall be responsible in ensuring that the road reserve remains in a serviceable state during the course of the demolition and building works.

Reason: To ensure public safety.