

Traffic Engineer Referral Response

Application Number:	DA2019/0988
Responsible Officer	
Land to be developed (Address):	Lot 7 DP 1020015 , 49 Frenchs Forest Road East FRENCHS FOREST NSW 2086

Officer comments

Proposal

The proposed development scheme involves the proposed Oncology Centre on Building 9 with vehicular and pedestrian access provided via right-of-way connection to the existing Business Park service road onto Frenchs Forest Road East.

It should be noted that there inconsistencies in the information provided in the Statement of Environment Effects (SoEE) report and Traffic report. The following assessment has been done based on the information provided in the traffic report.

Parking

The traffic report has applied the parking rate of the "Health Consulting Rooms" in terms of parking requirements for the proposed use, which is incorrect and also inconsistent with the SoEE report undertaking the assessment based on the "Medical Centre" use.

There are 56 parking spaces proposed for the anticipated maximum of 52 staff and 9 patients at any one time with the breakdown of 46 spaces for staff and 10 spaces for patients. This is whilst in accordance with the Warringah DCP and RMS Guide to Traffic Generating Developments, a medical centre requires the provision of 4 parking spaces per 100sqm floor space area, resulting in the parking requirements of 84 parking spaces for this site. Given the above, as the proposal is significantly deficient in terms of parking provision in compliance with the medical centre requirements, the proposal cannot be supported in regards with parking provision. A comparison shall be drawn with similar developments for the hospital and the medical centre component.

Pedestrian access

The proposed shared pedestrian access with the vehicular access through the existing right of way raises safety concerns and cannot be supported. Also the pedestrian access to the building, which located behind a loading / pick up zone is not considered safe due to conflict with the vehicles turning in and out of the parking bay particularly service vehicles and waste management trucks.. Also, the proposed pedestrian access will be not comply with the DDA standards when a vehicle parked in the loading /pick up area.

Driveway and car parking design

The swept path provided in the traffic report indicates conflict between two vehicle passing each other in the parking aisles, which is not acceptable. The car parking ramps and aisles are to be wide enough for two vehicles to pass each other with no conflict and encroachment to the parking spaces.

The first 6m of the driveway being 5% has to start from the building line.

Traffic

The SIDRA assessment has been undertaken taking into account the assumption that the trip generated during peak periods will be essentially limited to staff arrival, departure which is estimated to be 49 vehicles per peak hour both in AM and PM peak hours. This is whilst in accordance with the RMS Guide to Traffic Generating Developments, the traffic generating by the proposed site as a medical centre will be 219 and 185 vehicle trips during AM and PM peak hours respectively.

The traffic report indicates that: *“The possible comparable of ‘Extended Hours Medical Centre’ use as contained in the RTA Guide to Traffic Generating Development is not appropriate as that involves significant patient movements during the morning and afternoon peak periods (i.e., not the case with the proposed development).”* However, the applicant has not provided evidence to support this assumption. Given the above, a comparison shall be drawn with the similar developments.

Traffic Construction Management Plan

A Construction Management Plan has to be submitted to Council for review and approval.

Conclusion

In view of the above, the proposal cannot be supported on traffic grounds.

Referral Body Recommendation

Refusal comments

Recommended Traffic Engineer Conditions:

Nil.