

## Traffic Engineer Referral Response

<b>Application Number:</b>	Mod2022/0459
<b>Date:</b>	01/11/2022
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 2 DP 1145029 , 33 A Myoora Road TERREY HILLS NSW 2084

### Officer comments

### Basic Details

DA2017/0385 was approved for the construction of a 2-3 storey Private Hospital with associated car parking signage and landscaping at 33A Myoora Road, Terrey Hills.

Mod2022/0459 has been lodged to seek consent for a series of minor changes to the approved DA including:

- revising the loading dock layout level
- additional driveway splay for hardstand along the northern boundary
- additional staff parking within the second floor and a concrete roof over Buildings 1 and 3
- additional lift to run from the Lower Ground Floor to the Second Floor

### Traffic:

No additional traffic impact due to the modification.

### Parking:

The proposed changes will result in the overall parking arrangement being reconfigured however, the total parking provision of 136 car parking spaces will be unchanged.

- Basement level – 66 spaces including 4 accessible car parking spaces
- Lower Ground Floor – 28 spaces
- Level 2 – 42 spaces including accessible car parking spaces

**Access and swept paths:**

The modification proposes an additional driveway splay and amendment to the loading dock.

The amendment to the loading dock is satisfactory. Swept paths have been submitted and confirm that ingress and egress for a medium rigid vehicle will be available.

There are some concerns with regard to the additional driveway splay. The applicants traffic consultant has recommended that 20m of kerbside parking restrictions be introduced on either side of the vehicle crossover to Myoora road to ensure safe entry and exit of the 14m length Articulated Vehicle to and from the hard stand area. The swept path plots do not support the need for this length of parking restrictions with the truck appearing to be able to turn in and out without extensive lengths of parking restrictions .

Councils preference is that the development will not impact on-street parking conditions. Any on-street parking changes will require reporting through the Local Traffic Committee but any changes beyond those conditioned in the consent relating to DA2017/0385 are not at this stage supported.

**Pedestrian safety:**

No concerns due to the modification.

**Bush fire evacuation plan:**

No concerns due to the modification.

**Conclusion**

The proposed modification results in a development which is substantially the same as the original approval granted by Council under DA2017/0385. The proposed modification can be supported from traffic engineering without any additional conditions beyond those already applied under DA2017/0385.

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.