

Traffic Engineer Referral Response

Application Number:	Mod2020/0488
Date:	27/10/2020
Responsible Officer	
Land to be developed (Address):	Lot 12 DP 8270 , 14 Patey Street DEE WHY NSW 2099 Lot 93 DP 8139 , 14 Patey Street DEE WHY NSW 2099 Lot 94 DP 8139 , 14 Patey Street DEE WHY NSW 2099 Lot 58 DP 1239854 , 58 Quirk Street DEE WHY NSW 2099

Officer comments

General:

These proposed works include;

- minor internal changes to room layouts and associated fenestration placement,
- the relocation of the hydrotherapy pool,
- an increased lift overrun height,
- and the reconfiguration of on-site parking resulting in a net increase in 2 carparking spaces.

A plant room and associated acoustic screening was also constructed at roof level to house the necessary mechanical plant and associated equipment being the only feasible location on site capable of satisfying the necessary ventilation, air flow and acoustic requirements of the plant required to service a hospital of this size. Other essential mechanical exhaust structures are located on the roof and form part of this application. The application also proposes to modify the approved stormwater detention system involving the construction of a new below ground retention basis in the carpark to improve site drainage with such retention basin discharging to Quirk Street at the required flow rates.

Conclusion:

Based on the modifications, proposed, there is no anticipated increase in traffic or parking demands. Therefore Council's Traffic Team raise no objections.

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.