

Traffic Engineer Referral Response

Application Number:	DA2021/1470
Date:	01/09/2021
Responsible Officer	
Land to be developed (Address):	Lot 20 DP 1242304 , 68 - 90 Evans Street FRESHWATER NSW 2096

Officer comments

The proposal comprises the expansion of an existing health care facility within the Harbord Diggers Club (known as Mounties car) from a service comprising 3 consulting rooms to service comprising 6 consulting rooms. This will be achieved by expanding the existing tenancy (MS6) into an adjacent tenancy (MS5 from a (tenancy MS6). Both tenancies are within the existing Harbord Diggers Club. The floor area of expansion of the health services facility will be 90sqm.

The combined facility will provide six consulting rooms with a variety of healthcare specialists.

The parking availability review prepared by Arup for the applicant dated 10 June 2021 reveals that there is ample spare capacity within the existing Harbord Diggers carpark (a minimum of 180 spaces) to cater for the additional 9 parking spaces estimated to be required for the change of use. As the 9 parking spaces required for the proposed addition to the currently approved health services can be accommodated within the existing carpark there is no objection to the absence of any additional parking. The spaces are to be allocated for the exclusive use of the health service during its operation hours.

The projected traffic generation from the proposed use is considered to have negligible impact on the road network.

Therefore, the proposal can be supported by the transport team subject to condition.

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:

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Allocated Parking Spaces (retail/commercial)

A minimum of 9 parking spaces are to be allocated for the exclusive use of the proposed Health services use. Parking allocated to this use must be clearly signposted and linemarked as being for the exclusive use of this development during its approved hours of operation. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To ensure parking availability.