

Traffic Engineer Referral Response

Application Number:	DA2022/0794
Date:	25/05/2022
Responsible Officer	
Land to be developed (Address):	Lot 6 DP 192755 , 1791 Pittwater Road MONA VALE NSW 2103

Officer comments

The existing approval is for health consulting rooms which, under the LEP definition, allows for up to 3 health professionals to operate from a premises. A medical centre places no limits on the number of health care professionals able to operate from the premises. The traffic study makes reference to the premises having four consulting rooms however the plans show five consulting rooms plus a staff room. The Statement of Environmental Effects advises that the change of use seeks to provide more flexibility in the number of health professionals and staff on site and advises that 3-5 doctors and 1-2 nurses plus 2 receptionists would be on site. There is concern that there is a lack of clarity with respect to the number of health professionals and that this may intensify parking demands on and off site.

Prior to further assessment of this application, it is requested that the applicant provide further information with regard to the number of health professionals currently operating from the site compared to the number anticipated to operate from the site under the proposed medical centre arrangement. It is also requested that the number of consulting rooms proposed for the medical centre and operating under current conditions be confirmed.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Traffic Engineer Conditions:

Nil.