



5 April 2022

My Ray Brownlee
Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Dear Mr Brownlee

**PROPOSED MIXED USE DEVELOPMENT
4 DELMAR PARADE, DEE WHY**

Reference is made to Council's referral dated 16 March 2022, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for comment in accordance with clause 121 the *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

TfNSW has reviewed the submission and notes that the submitted Traffic Impact Assessment (TIA) suggests that the proposed development will have a negligible impact on the surrounding road network. However, after reviewing the TIA, the agency deems that the proposed development will impact the safety and efficiency of the classified road (Pittwater Road). As such, the agency requires the following:

- Electronic copy of the SIDRA modelling undertaken by the Applicant as part of the TIA for TfNSW further review and verification.
- There is an existing 'No Right Turn' installed from Pittwater Road into Delmar Parade between 0600-1000 Monday to Friday as such, there is an existing road safety issue that exists during the morning peak that requires a right turn ban to be present.

As such, the development's increased traffic generation would potentially intensify the demand of this movement and no detail has been provided on how this would be ameliorated.

Upon receiving the above requested information, TfNSW will review and provide a response accordingly.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Hans Pilly Mootanah, Land Use Planner, on telephone 8849 2076 or by email at development.sydney@transport.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read 'B. Pegg'.

Brendan Pegg
Senior Manager Land Use Assessment Eastern
Planning and Programs, Greater Sydney Division