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Subject: Online Submission

24/03/2020

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12 / 19 - 23 Delmar PDE
Dee Why NSW 2099
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RE: Mod2020/0081 - 2 Delmar Parade DEE WHY NSW 2099

I have no issue with the internal layout changes proposed for this 71 unit development at 2 Delmar Parade.

My submission is that council does not lose sight of the approval condition of the existent application relating to traffic flow into this building's carpark. The approval requires as follows as a condition in item 27 " Median island along Delmar Parade to restrict right turn movements in and out of the access driveway". This was put in place based on RMS recommendation as this end of Delmar Parade next to Pittwater Road is already both a u turn hotspot and also traffic streams across into Delmar from the northbound Pittwater Road lane when the traffic flow is held back at the Sturdee Parade lights. This is the only gap in the constant Pittwater road traffic flow that residents can use to be able to get across into their own street. So if a vehicle stops/pauses to consider entering this building's carpark it is a high risk of rear ending collision from the following cars. So the conditions from the original approval need to stay in place.

Also item 28 on the conditions also require a traffic management plan during construction - which will need some significant safety review as trucks may need to come down Delmar Parade which already has narrow stretches, blind corners and weight limits - as these vehicles will not be able to - as per item 27 condition - just come off Pittwater road and turn directly right into the site due to the close proximity of the site access point to Pittwater Road. For if the RMS says its not safe for general traffic into the constructed building to do that right turn , then it cant be safe for large trucks to do it either.

So this submission is Ok with the interior changes but a reminder to council that conditions related to traffic management in the original approval are still valid - as the local residents were clear to council that Delmar Parade already has a number of traffic safety matters and these were factored in during the approval process for 2 Delmar Parade.

From a personal perspective I am making it clear that I do not agree that these RMS conditions will solve the safety matters on Delmar Parade - however, given how the planning panel chairperson explained to us that a DA will never be knocked back on the basis of traffic issues, the RMS conditions are better than nothing.