

Traffic Engineer Referral Response

Application Number:	DA2020/1235
Date:	25/02/2021
Responsible Officer	
Land to be developed (Address):	Lot 2 DP 1241568 , 888 Pittwater Road DEE WHY NSW 2099

Officer comments

Revised comments (25/2/21)

There is concern with regard to the size of the drop off bays which appear to be approximately 4m in length. This is less than a standard parking bay length and less than that for a small vehicle bay and would mean that vehicles entering these bays would protrude into the circulation aisle, partially blocking the circulation aisle. Such vehicles may also impede egress from the parking bay(s) on the opposite side of the aisle.

In addition, the proximity of the car wash bays to the bend in the circulation aisle and in particular to the ramp serving the B3 parking level may result in congested conditions at the junction of the ramp and the circulation aisle, particularly if vehicles are queuing in the circulation aisle.

The car wash bays are also located adjacent to the carpark stairs and the lift. This means this area of the carpark is subject to higher levels of pedestrian activity and there is concern that queuing and activity generated by the car wash process will lead to unsafe conditions for pedestrians moving to and from the lift and stairs.

While introduction of the car wash is not opposed, concern is raised with regard to the appropriateness of the location selected. A location which is further removed from critical circulation areas and pedestrian activity is considered more appropriate in terms of safety.

Further information is required addressing the above prior to further consideration of the application.

Original comments (14/10/20)

The proposal is for a car wash locating in the B2 level of the existing site. The proposal involves the allocation of 10 existing parking spaces within the retail and commercial carparking area to the proposed car wash.

Reviewing the proposal, no objection is raised on the proposal on traffic grounds subject to the responsible planning assessment officer to consider the proposal in the context of the Light House site.

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.