
From: David Biro
Sent: 17/10/2023 10:17:48 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Submission for DA2022/0145 traffic assessment

Dear Sir/Madam,

I am writing in regards to DA2022/0415.

The traffic assessment states that the expected traffic is " [...], *it is expected that the development would generate traffic generally in line with the existing site. On this basis, the proposed development would not result in any adverse traffic impacts on the surrounding road network.* "

I strongly believe that this assessment is incorrect as it does not account for two things:

- the expected traffic distribution over time for the proposed residential development vs the existing commercial (mainly medical services) traffic
- the report assesses the current traffic as "commercial traffic", however I believe the current us generates less traffic as a regular "commercial area" given the services they are providing in those units are not high-traffic commercial activities

The main issue is the first point - Delmar Pde is already busy during the peak "residential" hours (morning and afternoon/evening peak, school times) and so projecting the traffic for the whole day doesn't reflect the problems this development is going to cause.

The consultation for "Delmar Parade, Dee Why - Pedestrian Safety Improvement" (ref: 2023/647037) already highlights that pedestrian safety needs to be improved in this area. In my submission to that consultation, I've expressed concerns about the current use of the "Delmar Pde - Carew St - The Crescent " route as a rat run into/accross Dee Why, and I believe that the proposed development is going to exacerbate the issue.

Therefore, I strongly request the council to not go ahead with this proposal without reconsidering the traffic in the area.

Thank you for your consideration,
David Biro (57 Delmar Pde)