
From: Zara Bennett
Sent: 25/02/2025 9:37:42 AM
To: Council Northernbeaches Mailbox
Cc: Julie Harrison
Subject: TRIMMED: Submission on DA Application DA2025/0065

Dear Northern Beaches Council,

We are writing to make a submission regarding the Development Application DA2025/0065. Lot 103, DP 1247294, 145 Old Pittwater Road, Brookvale by Scentre Management Ltd.

Having reviewed the available documents on Council's DA tracker, we note that the proposed works include:

1. Replacement of the ticketed car park control system with number plate recognition technology;
2. Modifications to wayfinding signage and minor layout changes to entry and exit points;
3. Lighting upgrades, minor kerb adjustments, new barriers, and a proposed new roundabout.

The applicant has submitted a flood report prepared by Stantec, which concludes that:

1. *The works are minor in nature and the extent of new kerb works as well as the height and width of traffic islands have been minimised in response to Stantec's recommendations for the Ticketless Parking works from a flood impact perspective.*
2. *No works are proposed immediately adjacent to the site boundary that have the potential to change flow behaviour off-site, thereby removing the risk of impacts to neighbouring property/road reserves.*
3. *The proposed works can be further optimised during detail design with a view to ensuring nil impact to existing flood behaviour. As part of the construction certificate process, civil engineering documentation will be prepared in accordance with Australian standards AS/NZS2890.1:2004 Off Street Car Parking and AS3600.1 and AS3600:2018 Concrete Structures.*

However, upon review, we have identified several concerns that require further clarification.

1. The plans at Appendix A of the Stantec report are difficult to correlate with the Traffic Report plans and don't appear to include the roundabout. The Stantec report does not reference the date, author and revision number of the plans they rely on and just says "we have reviewed the Ticketless Parking plans". They should be identifying the plans to make sure that their assessment is of the current plan set.
2. The SEE notes: *Civil design drawings will be prepared prior to the issue of a Construction Certificate (CC) however an accompanying statement from Stantec states that any minor adjustment works will be in accordance the relevant standards.*
3. The traffic report notes the infrastructure to be constructed in Appendix A. This includes traffic islands, barriers and a round about and other "infrastructure adjustments necessary to accommodate new numberplate recognition". For Entry Gate 123, the second adjacent lane is proposed to be removed given the additional capacity is not required and a single lane will allow for more streamlined vehicle ingress without the need for an unnecessary merge. Similar wording is at page 6, 7, 8 and 9. From page 10 of the traffic report it mentions more comprehensive upgrading of the existing ticketed parking control infrastructure. From page 10 onwards plans are shown but the changes are not clear because it shows what is proposed not what is existing. At page 18 it mentions a significant redesign of Ticketless No. 10 entry which involves a new roundabout.
4. There are two sets of plans in the DA tracker – signs and survey. The sign and survey plans focus on signs, but also seems to include details as to the barriers proposed referenced in the Traffic and Flood Report, but it is not clear if that is what approval is sought for.

Given these observations, we request that a condition of consent be imposed that prior to issue of the CC, a flood engineer is to certify that the design, if constructed, will have nil impact on existing flood behaviour.

We appreciate Council's consideration of these matters and look forward to your response.

Kindest regards,

Zara Bennett

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