

Traffic Engineer Referral Response

Application Number:	Mod2022/0320
Date:	19/08/2022
Responsible Officer	
Land to be developed (Address):	Lot 103 DP 1247294 , 145 Old Pittwater Road BROOKVALE NSW 2100

Officer comments

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Applicant is requesting to modify currently approved DA Consent Condition #31 by removing the word "exclusive":

31. Allocated Parking Spaces (retail/commercial)

Parking allocated to this development must be clearly signposted and line-marked as being for the exclusive use of this development. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To ensure parking availability.

Parking

The applicant's Traffic Planning report reasons that:

"whilst the use of the 5400 parking spaces on the site is intended to be shared by all 372 tenants on the site, it is noted the parking near the swim school is somewhat remote from the shops, and therefore in practice is unlikely to be used by shoppers in any event."

Aerial imagery investigations have confirmed the above. The main entrances used for majority of Warringah Mall patrons are located on the northern, southern and eastern sides of the property. The proposed development is located at the north western corner of the property.

There is therefore no traffic concerns with amending the wording of the condition as requested.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Traffic Engineer Conditions:

Nil.