

Traffic Engineer Referral Response

Application Number:	DA2021/1914
Date:	16/12/2021
Responsible Officer	
Land to be developed (Address):	<p>Lot 1 DP 544341 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 46 DP 12578 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 47 DP 12578 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 48 DP 12578 , 2 - 4 Lakeside Crescent NORTH MANLY NSW 2100</p> <p>Lot 45 DP 12578 , 8 Palm Avenue NORTH MANLY NSW 2100</p> <p>Lot 22 DP 865211 , 389 Pittwater Road NORTH MANLY NSW 2100</p>

Officer comments

Proposal description: Proposed Subdivision For Future Residential Development

The development application seeks approval for a residential subdivision to create 4 Torrens title lots for future residential development with associated civil works. The proposed development will have vehicular, pedestrian and bicycle access via the existing road network. Demolition of some structures and hardstand areas is also proposed under this DA

The plans (Master Set) version F, designed by the Integrated DESIGN Group, dated 22/9/20, Plan of subdivision dated 17/9/20, Civil Engineering Works Plans prepared by Stantec and the Statement of Environmental Effects prepared by GLN Planning have been reviewed by the Traffic team.

- No details have been provided with regard to vehicular access arrangements to proposed lots 2, 3 & 4. An existing right of carriageway way of 4.5m in width is present to Palm Avenue which can provide vehicle access to lot 1 but it does not extend to lots 2, 3 & 4 and it is therefore considered to be the case that access to those lots is intended to be achieved from Pittwater Road. Given the high volume and speed of traffic on Pittwater Road this is not supported.
- It is also noted that TfNSW states in their referral response letter (ref: SYD21/01340) dated 17 Nov 2021, that they do not support the proposed subdivision application in its current form as it is understood that the future development seeks vehicular access from Pittwater

Road. Given that the subject site has potential alternative vehicular access options via the local road network TfNSW believes that all vehicular access to all lots should be provided via the local road network i.e from either Lakeside Avenue or Palm Avenue.

- It is also noted that TfNSW advises that the Australian Guidelines “Planning for Road Safety” is based on the widely accepted principle of conflict reduction by separating the traffic movement and land access functions as much as possible. As such, the number of access points should also be minimised.

While the Transport Network team does not oppose the subdivision proposal in principle, and it can not be supported in its current form as satisfactory vehicular access arrangements to all lots via the local road network have been detailed on the plans

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.