

Traffic Engineer Referral Response

Application Number:	DA2020/1597
Date:	04/03/2021
Responsible Officer	
Land to be developed (Address):	Lot 25 DP 7002 , 67 Pacific Parade DEE WHY NSW 2099

Officer comments

The proposed development has been assessed and the car park design is deemed to generally comply with the intent of the standard, however concerns need to be addressed include the the end of aisle turning movement only demonstrating marginal compliance and when checked with the templates and not relying on the autotrack mapping appears to be worse than demonstrated in the traffic report. This is relevant to both levels of parking proposed in the development.

The proposed access control system seems novel, however Dee Why is generally a high pedestrian activity area (Posted as such) and there is no provision for the vehicle conflict to be addressed within the property if the situation arose where a vehicle was exiting the parking levels and a vehicle turns into the driveway from Pacific Parade. The site is also located under the crest of the hill at the intersection of The Crescent and Pacific Parade, creating a serious safety concern if vehicles are held in the traffic lane westbound on Pacific Parade.

The driveway access is to be a minimum of 6.0 metres wide from the kerb to the property boundary and shall continue into the ramp access location to allow for suitable passing opportunity and include an entry signal system as well.

The development shall comply with the requirement of the SEPP in regard to parking provision (12.5 rounded up to 13 + 1 space for the on-site manager) on site, as street parking availability cannot be relied on in the high density area of Dee Why, where parking is generally not available after 5pm on weekdays or anytime across the weekend or public holidays.

Given the required changes to the design the development cannot be supported in the current form and the applicant needs to address the serious safety concerns raised in this assessment.

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.