
Sent: 21/11/2023 6:32:23 PM

Subject: DA 2023/0386 (207-217 Pittwater Rd) Comment on Council Traffic Engineer Response

Comment on Council Traffic Engineer response dated 8/8/2023

The Officer noted conditional approval but required further sweep plan analysis for access to and from loading bay and for loading bay and parking space widths to be dimensioned on plans to confirm they meet requirements.

Issues that appear not to have been addressed:

1. The distance between pump 1 filling area (when occupied by a vehicle) and the convenience store building does not allow for cars to independently bypass this stationary vehicle. Whether it is a service truck after unloading, customer vehicles from the parking spaces, or vehicles from pumps 3 and 6 who have finished filling, there is no free flow exit from this site if pump 1 is occupied. This would be evident with a sweep plan for loading bay but has not been reviewed. A look at other service station/convenience store designs shows clearly independent access inwards and outwards for convenience customers and petrol customers. This small site does not have this feature. So, what is the design plan to rectify internal traffic flow? It is needed. For trucks I only note that service and deliveries to generally be restricted outside peak periods of 8-930 am and 4.30 – 6.30pm as the only the remedial comment.

2. There is only ONE usable entry point off Pittwater Rd for most site activities (not 4 mentioned). This entry is for petrol filling (2 sides – 6 bowsers), the mechanical car wash (proposed) and the parking spaces for the expanded convenience store and a proposed laundromat. As mentioned by several resident's feedback queueing onto busy Pittwater Rd already currently occurs during peak periods.

3. The five parking spaces provided do not have independent site traffic flow and so can be blocked in from leaving by vehicles waiting to enter the mechanical washer or exiting the site due to the reason in point 1 above or if there is a delivery vehicle in the loading bay. Again, a look at other service stations in the area will show convenience customer parking is independently accessible from the petrol functions. This site is too small for all the proposed activities. This lack of site traffic flow appears not to have been considered and may result in additional pressure to queue onto the road/across street pedestrian path.

I find the comment that the "proposed development is expected to generate similar levels of traffic during peak periods when compared to existing operations. Therefore, it will not result in any adverse impacts on surrounding road network" as an unrealistic conclusion. If a business operator is willing to shut down their operations for construction, double to size of their convenience store, close a leased garage income source and add a mechanical vehicle washer and laundromat for no extra customers, then they are in the wrong line of work. Of course, there will be extra patronage via additional traffic into the site and vehicles will stay longer at the fuel bousers to pick-up some items in the expanded store. This WILL result in increased traffic flow jams on site and backup queues onto Pittwater Road which are issues to be addressed. If such traffic does not increase, then this business will most likely fail. This small site abutting a residential area cannot accommodate all these operational activities without impacting the surrounding area in various ways.

Thanks for the opportunity to provide some feedback.

Kind Regards,

Tim Evans

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