

Memo

Transport & Civil Infrastructure

To: Toby Philp
Principal Planner

From: Phillip Devon
Manager Transport Network

Date: 16 August 2021

Subject: Planning Proposal Referral – 159-167 Darley Street West MONA
VALE

Record Number: 2021/578499

Thank you for the opportunity to respond to the proposed amendments to Pittwater Local Environmental Plan 2014 are to rezone properties 159-167 Darley Street West, Mona Vale from R2 Low Density Residential under PLEP 2014 to R3 Medium Density Residential.

I have reviewed the Planning Proposal Report and the site is adjoining similar development styles as what the rezoning would allow the applicant to undertake on the subject sites. The main concern raised on transport grounds would be the impact on the adjoining intersection of Darley Road west and Pittwater Road. Secondary concerns relate to access transport services from the proposed intensification of dwellings on the subject sites.

The application includes a Traffic Impact Assessment report that addresses the usual issues of concern. Intersection capacity and safety will need to be considered in any future applications. Additional lane capacity at Darley Street west needs to be considered to address increased generation and demand attributed to any proposed development.

Any future application for the development consent should consider compliance with AS2890, AS1742, and provide suitable connections from the development to Active Transport Network and public transport connections.

No objection to the proposal is raised at this stage.

Regards,

Phillip Devon
Manager, Transport Network