

## Traffic Engineer Referral Response

Application Number:	DA2021/2062
Date:	03/12/2021
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 218698 , 519 Pittwater Road BROOKVALE NSW 2100 Lot 1 DP 544372 , 519 Pittwater Road BROOKVALE NSW 2100 Lot 1 DP 1082288 , 519 Pittwater Road BROOKVALE NSW 2100

### Officer comments

The application involves repurposing existing commercial building stock to allow the existing bicycle business adjoining the property to expand.

There was a concern that the existing development has no additional off-street parking for the additional services provided from the site. There is limited on street parking along the Pittwater Road frontage due to the bus zone and pm peak bus lane, there is no on-street parking in Old Pittwater Road along the secondary frontage of the site either.

There are two council car parks within 200 metres of the site to account for the lack of onsite parking.

It should be noted that any redevelopment of the site would need to address the parking shortfall.

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:

#### DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

##### Traffic Management

Traffic management procedures and systems must be in place and practised during the course of the project to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems. These procedures and systems must be in accordance with AS 1742.3 2009 Manual of Uniform Traffic Control Devices and Council's Development Control Plans.

Note: A plan of traffic management is to be submitted to and approved by the Consent Authority.

Reason: To ensure pedestrian safety and continued efficient network operation.

#### CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

##### Road Occupancy Licence

Prior to commencement of the associated works, the applicant shall obtain a Road Occupancy License from Transport Management Centre for any works that may impact on traffic flows.

Reason: Requirement of TMC for any works that impact on traffic flow.