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Sent: 2/05/2024 2:08:37 PM
To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

02/05/2024

MRS DIANNE OBRIEN
14 PLAYFAIR RD
NORTH CURL CURL NSW 2099
[REDACTED]

RE: DA2024/0374 - 142 - 146 Pitt Road NORTH CURL CURL NSW 2099

I wish to object to the above application based on inadequate parking. I reference the Traffic and Parking Assessment Report prepared by TTPA Transport and Traffic Planning Associates. As mentioned in the report the DCP requirement for developments of this size is 36.20 car spaces, the current DA has provision for 22 spaces, a shortfall of 14 spaces. They argue the 22 spaces is adequate as the current site has a requirement of 32 spaces and provides zero. This is incorrect as it doesn't take into account the informal parking provided at the rear of the building which is well utilised by residents and business operators. The 13 spaces at the front of the property have a 1 hour parking restriction and are used by shop customers only, therefore should not be included in any calculations. The notion that the development will provide a better outcome for local residents is incorrect.

The section of Playfair Road which will be affected by the DA is between Pitt Road and Parr Avenue. This area consists of 21 blocks of which 13 have been converted to dual occupancy via granny flats or subdivision resulting in high demand for on street parking which is limited. There is also the overflow from the units at 152 Pitt Road, the addition of 14 cars will create further parking issues. A review of the local area in the evenings and weekends, when the retail/restaurant staff will require parking, will provide a more accurate view of the current parking situation and the potential impact of additional vehicles.

The report states "Traffic movements on Pitt Road are generally free-flowing during the peak periods, comprising largely local access movements, and there is no apparent capacity constrained observed." Peak periods for this area are during school drop off and pickup (as there is a large primary school on Playfair Road) and on Saturdays due to local sports. Abbott Road is a hub for soccer, rugby league and netball all played on the same day causing traffic congestion. During these periods there are traffic constraints, which impacts the flow of traffic on Pitt Road from Harbord Road to Playfair Road and parking throughout the area.

Also mentioned in the report is the limited access to public transport resulting in a reliance on private vehicles as the main source of transport. The 176/177 bus route operates to the city via the mall during peak periods and to the mall once an hour outside peak periods. This will make it difficult for staff to commute to work via public transport.