



10 December 2018

Our Reference: SYD18/01522/01 (A25087804)
Council Ref: DA2018/1514

The General Manager
Northern Beaches Council
Civic Centre, 725 Pittwater Road
DEE WHY NSW 2099

Attention: Luke Perry

Dear Sir/Madam,

ALTERATIONS AND ADDITIONS TO WARRINGAH MALL - 145 OLD PITTWATER ROAD BROOKVALE

Reference is made to Council's correspondence dated 27 September 2018 with regard to the abovementioned Integrated Development Application, which was referred to Roads and Maritime Services (Roads and Maritime) in accordance with Clause 104 and Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007, and Section 87 of the *Roads Act 1993*.

Roads and Maritime has the following commentary based on the information provided:

- Roads and Maritime is of the understanding that a right turn out of William Street is no longer proposed. The existing traffic arrangements on William Street are to remain unchanged unless the applicant provides justification for the change.
- Roads and Maritime is under the impression that the existing pedestrian crossing facility across Pittwater Road is to remain in its current configuration and will be operational on a fulltime basis. The plans to build a new pedestrian footbridge (to replace the at-grade pedestrian crossing across Pittwater Road) are no longer going ahead at this time. As such at grade pedestrian crossing are to be included in all future plans.
- The application stated that changes to the Condamine Street signalised intersection as part of the NSW Health Infrastructure's proposed Brookvale Community Health Centre would also afford additional traffic capacity at this intersection. Roads and Maritime is of the opinion that there is no additional capacity. Capacity is reduced due to the increase in all red times for all existing phases (longer time to clear through the intersection due to stop lines being pushed back).
- Currently southbound vehicles on Dale Street can turn right to proceed west onto Cross Street without conflict. With the proposed redesign of the intersection, there is no guarantee that these vehicles can undertake the filter right turn during heavy egress periods from the shopping centre (Dale St northbound). In addition, the capacity of the storage area for vehicular traffic eastbound on Cross Street between Pittwater Road and Dale Street is highly likely to impact motorists turning right from the proposed arrangement (Dale St

Roads and Maritime Services

northbound is highly unlikely to be able to turn right onto Cross Street). This issue is to be addressed in future submissions.

Roads and Maritime has reviewed the submitted documentation and request the following information for further assessment:

- The applicant is to provide amended plans which relocate the proposed exit egress so that the intersection presents as a standard entry/egress. This is necessary to ensure the efficiency and safety of the intersection. At grade pedestrian crossing are to be included in all future plans.
- Concept design plans with supporting swept paths for the largest proposed vehicle are to be submitted for review.
- Further information is required to address the issue of the capacity of the storage area for vehicular traffic eastbound on Cross Street between Pittwater Road and Dale Street.

The applicant is advised that the above information is required to allow Roads and Maritime to complete the assessment of this Application. Roads and Maritime may also request further information once the assessment is carried out.

The applicant should also be made aware that there are B-Line works along the frontage of the property that will need to be taken into consideration.

Any inquiries in relation to this Application can be directed to Amanda Broderick on 8849 2391 or development.sydney@rms.nsw.gov.au.

Yours sincerely



Pahee Rathan
A/ Senior Land Use Assessment Coordinator
North West Precinct