

6 April 2020

TfNSW Reference: SYD20/00301/01

Council Reference: DA2020/0104

Matthew Edmonds  
Northern Beaches Council  
PO Box 82,  
Manly, NSW, 1655

Dear Mathew,

### **USE OF PART PREMISES AS CAFÉ & CARPARKING – 200 FOREST WAY, BELROSE.**

Reference is made to Council's correspondence dated 12 March 2020, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for comment in accordance with Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*.

TfNSW has reviewed the submitted documentation and based on the information provided does not provide support for the development application in its current form on safety grounds.

For example, the swept path plans shown in the current traffic engineering assessment provided do not indicate vehicle lengths and should be provided as per TfNSW letter dated 5 July 2019.

Furthermore, the turn paths provided on plans numbered DWG No: 19083/01 to DWG No: 19083/03 do not demonstrate how vehicles can ingress and egress simultaneously.

TfNSW provides following comments to Council, to be addressed by the applicant:

1. TfNSW advises that current practice is to limit the number of vehicular conflict points along the arterial road network to maintain network efficiency and road safety. This current practice is reflected in Section 6.2.1 of TfNSW current publication of the Guide to Traffic Generating Developments, which states 'access across the boundary with a major road is to be avoided wherever possible.'

Forest Way is a major arterial road, which carries a high volume of traffic, where transport efficiency of through traffic is of great importance.

Further to the above, clause 101(2a) of *State Environmental Planning Policy (Infrastructure) 2007*, states:

"The consent authority must not grant consent to development on land that has frontage to a classified road unless it is satisfied that:

- a. *where practicable, vehicular access to the land is provided by a road other than the classified road*".

It is noted that there is an alternative access from Linden Avenue, therefore TfNSW would not support access through the property. It is recommended that access through the property is restricted to separate the general public from heavy vehicle deliveries. In addition to the access arrangements along Forest Way being further refined to ensure safe ingress/egress.

Retention of the access from the existing driveway on Lot 1 (DP 1205253) to Forest Way is not supported. Should there be access to Lot 1 from Forest Way through the existing carpark, access through Lot 1 to Linden Avenue would not be supported.

2. Proposed 17 x 30 degree angled parking:
  - i. The supplied turn paths show that vehicles are unable to enter/leave the carpark simultaneously.
  - ii. There is insufficient room for drivers to reverse out of carparking spaces and drive towards the exit.
  - iii. The proposed turning area is not considered acceptable by TfNSW and is unsafe.
  - iv. The proposed parking arrangement may result in vehicles attempting to reverse the entire length of road and is not practical.
  
3. Existing driveway on Lot 1 (DP 1205253) on Forest Way:
  - i. The redundant driveway on the Forest Way boundary should be removed and replaced with materials to match the existing shoulder. TfNSW would not support a boom gate as an option at this location.
  - ii. The design and construction shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to DeveloperWorks.Sydney@rms.nsw.gov.au.
  
4. Updated swept path plans are to be provided indicating how vehicles (including garbage trucks, emergency and heavy rigid vehicles) will simultaneously ingress/egress the subject site via the above mentioned driveways. These plans shall be in accordance with AUSTRROADS standards and are to show that vehicles can ingress/egress in a forward direction.

Following receipt of the above requested information being addressed, TfNSW will complete its assessment and advise its support (or) otherwise. Further information may be requested following completion of the review.

If you have any further questions, David Osborne would be pleased to take your call on 0428 955 780 or please email [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au). I hope this has been of assistance.

Yours sincerely



**Pahee Rathan**  
Senior Land Use Assessment Coordinator



# Attachment A





