

The General Manager  
Warringah Council  
Civic Centre  
725 Pittwater Road  
Dee Why NSW 2099

Attention: Tony Collier

**2 – 4 RIVERHILL AVENUE, FORESTVILLE  
CONSTRUCTION OF AFFORDABLE HOUSING**

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Dear Sir/Madam,

The development application for 2-4 Riverhill Avenue has undergone several redesigns to address vehicular access to the site. The former RTA initially responded to the development application not permitting any vehicle access via Warringah Road.

The Joint Regional Planning Panel (JRPP) and Warringah Council made representations to RTA to allow access via Warringah Road due to the existing congestion on the surrounding local streets. RTA asked the council to review parking restrictions on the local road network, including Riverhill Avenue, Forestville Avenue and Melwood Avenue.

On the basis of the representations, RTA accepted the request for access onto Warringah Road in addition to the access on Riverhill Avenue. However, this was subject to conditions that included, construction of a left turn deceleration lane and the car park being physically split into two separate sections. The RTA also stipulated the car park be constructed so as to limit the number of vehicles being able to egress onto Warringah Road. A maximum of 30 parking spaces was agreed.

In an effort to address ongoing concerns, Roads and Maritime Services (RMS) recently met with the traffic consultant for the development and has agreed to the following:

1. All vehicles are permitted to enter the development from Warringah Road.
2. Egress onto Warringah Road be restricted to a maximum of 30 car parking spaces. This will be managed through physical and mechanical systems.

To provide appropriate access arrangements to the development, RMS continues to support two way access onto Riverhill Avenue. This will help to achieve greater traffic distribution through both the state and local road network. Two way access onto Riverhill Avenue will also reduce vehicle kilometres travelled on the road network and reduce greenhouse emissions.

Roads & Maritime Services

Should you require any further clarification in relation to this matter, please call the contact officer named at the top of this letter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'O. Hodgson', written in a cursive style.

Owen Hodgson  
**Senior Land Use Planner**  
**Transport Planning, Sydney Region**

2 December 2011

Cc: Tim Rogers, Colston Budd Hunt Kafes Pty Ltd