



17 November 2016

Our Reference: SYD15/01307/05 (A15152176)
Council Ref: DA 0047/2016

The General Manager
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Attention: Ritu Shankar



Dear Sir/Madam,

PROPOSED DEMOLITION AND CONSTRUCTION OF A FOUR LEVEL CHILD CARE CENTRE FOR 216 CHILDREN WITH ROOFTOP PLAY AREA AND 44 PARKING SPACES AT 239 PITTWATER ROAD, MANLY

Reference is made to Council's further correspondence dated 11 November 2016, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for concurrence in accordance with Section 138 of the *Roads Act, 1993*.

Roads and Maritime has reviewed the submitted documentation and provides concurrence to the proposed development under Section 138 of the *Roads Act 1993*, subject to the following conditions being included in any consent issued by Council:

Roads and Maritime has reviewed the development application and provides the following advisory comments to Council for consideration in its determination of the development application:

1. All buildings and structures together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth) along Pittwater Road boundary.
2. The redundant driveway on Pittwater Road boundary shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Pittwater Road shall be in accordance with Roads and Maritime requirements. Details of these requirements should be obtained from Roads and Maritime Services, Manager Developer Works, State Wide Delivery, Parramatta (telephone 9598 7798).

Detailed design plans of the proposed gutter crossing in Pittwater Road are to be submitted to Roads and Maritime for approval prior to the issue of a Construction Certificate and commencement of any road works.

Roads and Maritime Services

A plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

3. Detailed design plans and hydraulic calculations of the stormwater drainage system in Pittwater Road are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

Details should be forwarded to:

The Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114.

4. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime.

The report and any enquiries should be forwarded to:

Project Engineer, External Works
Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.

Telephone 8849 2114

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

5. All vehicular access to the subject development shall be restricted to left in/left out (LILLO) movements only. In this regard, a concrete triangular island with an "All Traffic Left" sign (as per the Plan submitted on 11 November 2016) is to be installed within the property boundary at the driveway (facing motorists exiting the site) as part of the development to enforce vehicles to exit the site in left turn only.
6. In accordance with AS 2890.1- 2004 (Parking Facilities, Part 1: Off-street car parking), the driveway shall be a minimum of 5.5 metres in width for a minimum distance of 6 metres from the property boundary.
7. All vehicles are to enter and leave the site in a forward direction.
8. Existing time restricted parking adjacent to the site shall be replaced with 2-hour parking restrictions matching surrounding restrictions.
9. Pavement markings with parking bay line markings on Pittwater Road with "RMS Driver Test Only" shall be removed.

10. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate.
11. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Pittwater Road during construction activities.
12. Sight distances from the proposed vehicular crossings to vehicles on Pittwater Road are to be in accordance with the Austroads 'Guide to Traffic Engineering Practice, Part 5: Intersections at Grade, Section 6.2 – Sight Distance' and AS 2890. Vegetation and proposed landscaping / fencing must not hinder sight lines to and from the vehicular crossings to motorists, pedestrians and cyclists.
13. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Pittwater Road.
14. A management plan should be created to address the 8 (eight) stacked car parking spaces. The stacked car parking spaces on the southern side of the basement car-park should be clearly sign posted with "Strictly Staff Parking Only" signs to avoid locking cars in spaces or alternatively these spaces should be deleted. Council is to be satisfied with turning circles, including manoeuvrability to and from the stacked spaces to ensure safe and efficient access.

Any further enquiries in relation to this development application can be directed to Ahsanul Amin on 02-8849 2762 or development.sydney@rms.nsw.gov.au.

Yours sincerely,



Pahee Rathan
Senior Land Use Planner
Network and Safety Section