

1 November 2016

Our Reference: SYD15/01307/04 (A14968375)  
Council Ref: DA 47/2016

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 correspondence dated 12 October 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 application and would not provide concurrence under Section 138 of the *Roads Act 1993* and provides the following comments for Council's consideration during determination to this application:

1. All vehicular access to the subject development shall be restricted to left in/left out (LILO) movements on road safety and network efficiency grounds. In this regard, a triangular raised median should be constructed at the driveway (within the property boundary) and the driveway splayed/angled to physically prevent vehicles turning right to/from the development.

A typical driveway design plan for LILO movements has been attached for your reference. An "All Traffic Left" sign 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.

2. Existing time restricted parking adjacent to the site shall be replaced with 2-hour parking restrictions matching surrounding restrictions. In that regards, provision for the service and delivery vehicles shall be provided on-site. Swept path diagrams demonstrating service/delivery vehicles accessing the site in a forward direction shall be submitted to the Roads and Maritime for review.
3. Pavement markings with parking bay line markings on Pittwater Road with "RMS Driver Test Only" shall be removed.

**Roads and Maritime Services**

4. 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.

Roads and Maritime does not support this application as its current form. Upon receipt the amended plans satisfying the above requirements Roads and Maritime will review this application further and respond accordingly.

Should you have any further enquiries regarding the above please contact Ahsanul Amin on 8849 2762 or e-mail at [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

Yours sincerely,



Pahee Rathan  
**Senior Land Use Planner**  
**Network and Safety Section**

