

18 April 2017

Our Reference: SYD17/00407/01 (A17105200)
Council Ref: DA-2017/0097

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

Attention: **Luke Perry**

Dear Sir/Madam,

CONSTRUCTION OF CHILDCARE CENTRE – 368-376 PITTWATER ROAD, NORTH MANLY

Reference is made to Council's correspondence dated 24 March 2017, 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 provide concurrence for the removal of the two redundant driveways on Pittwater Road under Section 138 of the *Roads Act 1993*, subject to the following conditions being included in any consent issued by Council:

1. Roads and Maritime has acquired a strip of land for road along the Pittwater Road frontage of the subject property, as shown by green with blue edging on the attached Aerial – "X".

A strip of land has previously been dedicated as Public Road by Dealing B958566 along the Pittwater Road frontage of the subject property, as shown by yellow colour on the attached Aerial – "X".

Roads and Maritime has previously resumed and dedicated a strip of land as road along the Pittwater Road frontage of the subject property, as shown by grey colour on the attached Aerial – "X".

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 the Pittwater Road boundary.

2. The two redundant driveways on Pittwater Road shall be removed and replaced with kerb and gutter to match existing.
3. The reinstatement of 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, Statewide Delivery, Parramatta (telephone 8849 2495).

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

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.

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

Details should be forwarded to Suppiah.thillai@rms.nsw.gov.au

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.

5. 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.
6. 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.

Roads and Maritime has the following comments for Council's consideration in the determination of the application:

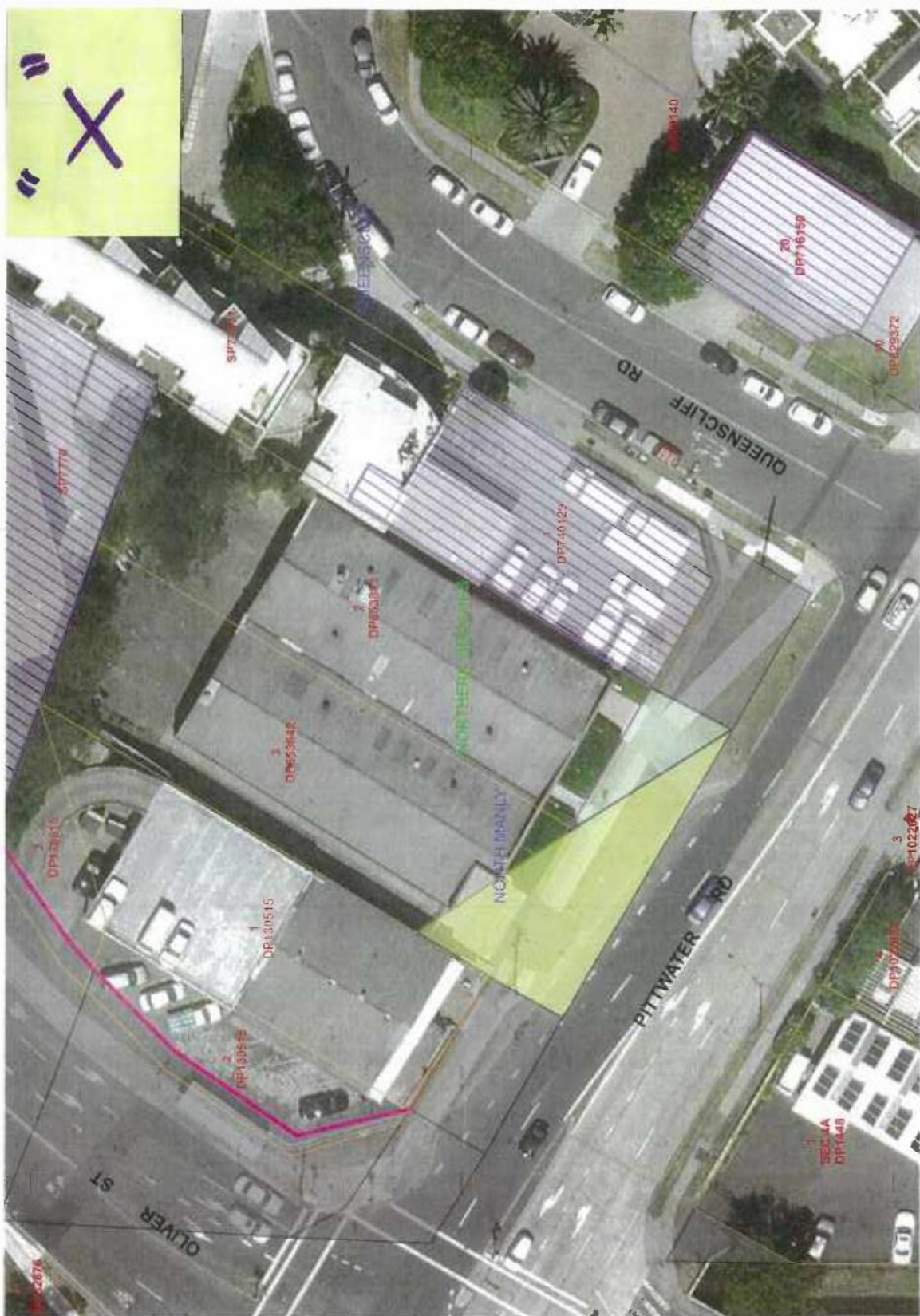
1. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004 and AS2890.6-2009.
2. 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.

Any inquiries in relation to this Application can be directed to Malgy Coman on 8849 2413 or development.sydney@rms.nsw.gov.au.

Yours sincerely,



Malgy Coman
A/Senior Land Use Planner
Network Sydney – North Precinct





4 July 2017

Our Reference: SYD17/00407/01 (A17105200)
Council Ref: DA-2017/0097

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

Attention: **Luke Perry**

Dear Sir/Madam,

CONSTRUCTION OF CHILDCARE CENTRE – 368-376 PITTWATER ROAD, NORTH MANLY

Reference is made to Council's correspondence dated 24 March 2017, 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*.

Further to Roads and Maritime's letter dated 18 April 2017, Roads and Maritime raises concerns regarding the right turn movements in and out of Queenscliff Road. Roads and Maritime requires the following information:

"SIDRA network modelling for the intersections of Pittwater Road/Oliver Street and Pittwater Road/Queenscliff Road"

The applicant is to provide SIDRA modelling out as well as "soft" copy of the model for review.

Any inquiries in relation to this Application can be directed to the undersigned on 8849 2219 or development.sydney@rms.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Pahee Rathan'.

Pahee Rathan
Senior Land Use Planner
Network Sydney – North Precinct



7 August 2017

Our Reference: SYD17/00407/02
Council Ref: DA-2017/0097

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

Attention: Luke Perry

Dear Sir/Madam

**CONSTRUCTION OF CHILDCARE CENTRE
368-376 PITTWATER ROAD, NORTH MANLY**

Reference is made to Council's email dated 27 July 2017, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with the *State Environmental Planning Policy (Infrastructure) 2007* and for concurrence under *Section 138* of the *Roads Act 1993*.

Roads and Maritime has reviewed the modelling files and does not support the development at this stage due to the following:

1. There is no information provided about traffic survey such as date, time and surveyed volume. Also, it should provide more information about future demand forecast which generated from the new development and background growth.
2. The SIDRA modelling submitted is based on a Traffic Control Signal (TCS) layout that demonstrates a single 25m right turn lane into Oliver Street. The current TCS at Pittwater Road and Oliver Street has two right turn lanes turning into Oliver Street. As a result, the modelled single 25m left turn bay couldn't accommodate the right turn traffic; queue was spilling back and blocked the through traffic in the model. This will need to be amended and remodelled for Roads and Maritime to review.
3. No filter right should be allowed in phase A due to dual right turn arrangement at site and hence it is a safety concern.
4. Pedestrians crossing were allowed in A and C phase only. No pedestrian crossing allowed in phase B.
5. According to SCATS, the Intergreen time should be 7 seconds but it was set at 6 seconds in the models and cycle time should be at 90 seconds in AM Peak (8-9am) and PM (5-6pm) Peak.

Upon receipt of an amended modelling which addresses the abovementioned concerns, Roads and Maritime will provide a response accordingly.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Hans Pilly Mootanah on telephone 8849 2076 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Pahee Rathan', with a stylized, flowing script.

Pahee Rathan
Senior Land Use Planner
Network Sydney North Precinct