



29 August 2017

Our Reference: SYD17/00407/03
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 8 August 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 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".

Therefore 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. A right turn ban during week days for traffic turning into and out of Queenscliff Road at the intersection of Pittwater Road during the following periods AM (6.00am to 10.00am) and PM (3.00pm to 7.00pm) shall be installed prior to the issue of any occupation certificate.
3. A traffic management plan (TMP) shall be prepared by the applicant in accordance with the Roads and Maritime guidelines and be submitted to Council and Roads and Maritime for review and approval. The guideline for preparation of TMP could be found at http://www.rms.nsw.gov.au/business-industry/partners-suppliers/documents/technical-manuals/tmpln_v2.pdf

Roads and Maritime Services

4. The redundant driveways should be replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Pittwater Road shall be in accordance Roads and Maritime requirements. Details of these requirements should be obtained from Roads and Maritime Services, Manager Developer Works, Statewide Delivery, Parramatta (telephone 9598 7798).

Detailed design plans of the proposed kerb and gutter 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.

5. 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.

6. 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.
7. 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.

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,



Pahee Rathan
Senior Land Use Planner
Network Sydney North Precinct

