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**Sent:** 22/11/2018 9:13:59 AM  
**Subject:** DA2018/1743 - 396-400 & 402 Sydney Road BALGOWLAH - RMS Response  
**Attachments:** 20181109 - RMS Response for SYD18\_01788 - Construct Shop Top Housing - 3....pdf;

Hi Benjamin

Please see attached Roads and Maritime response to DA2018/1743 at 396-400 & 402 Sydney Road Balgowlah.

Kind regards,

**Rafael Morrissey**  
Graduate Planner | Land Use Assessment  
North West Precinct | Sydney Division  
**Roads & Maritime Services**

T: 02 8849 2465 | E: [rafael.r.morrissey@rms.nsw.gov.au](mailto:rafael.r.morrissey@rms.nsw.gov.au)  
L5 27 Argyle Street, Parramatta NSW 2150  
[www.rms.nsw.gov.au/](http://www.rms.nsw.gov.au/)



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**From:** Benjamin Price [<mailto:benjamin.price@northernbeaches.nsw.gov.au>]  
**Sent:** Monday, 19 November 2018 9:41 AM  
**To:** MORRISSEY Rafael R  
**Subject:** RE: DA2018/1743 - 396-400 & 402 Sydney Road BALGOWLAH - Request for Information

Hi Rafael,

As discussed, please see attached.

Thanks,

**Benjamin Price**  
Planner

Development Assessment Manly/Dee Why  
t 02 9976 1493  
[benjamin.price@northernbeaches.nsw.gov.au](mailto:benjamin.price@northernbeaches.nsw.gov.au)  
[northernbeaches.nsw.gov.au](http://northernbeaches.nsw.gov.au)



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**From:** MORRISSEY Rafael R [<mailto:rafael.r.morrissey@rms.nsw.gov.au>]  
**Sent:** Monday, 12 November 2018 3:10 PM

**To:** Council Mailbox ; Benjamin Price

**Subject:** DA2018/1743 - 396-400 & 402 Sydney Road BALGOWLAH - Request for Information

Good Afternoon Benjamin

Can you please ask the applicant to provide sweep paths for movements turning in and out of Sydney Road. Additionally, the access driveway width needs to be shown on the plans and be in accordance with the Australian Standards.

Thank you

Rafael

Kind regards,

**Rafael Morrissey**

Graduate Planner | Land Use Assessment

North West Precinct | Sydney Division

**Roads & Maritime Services**

T: 02 8849 2465 | E: [rafael.r.morrissey@rms.nsw.gov.au](mailto:rafael.r.morrissey@rms.nsw.gov.au)

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Transport  
Roads & Maritime  
Services

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**From:** [no\\_reply@northernbeaches.nsw.gov.au](mailto:no_reply@northernbeaches.nsw.gov.au) [[mailto:no\\_reply@northernbeaches.nsw.gov.au](mailto:no_reply@northernbeaches.nsw.gov.au)]

**Sent:** Tuesday, 6 November 2018 8:11 AM

**To:** Development Sydney

**Subject:** Request for Services Progress - DA2018/1743

6 November 2018

Dear Sir/Madam

**Request for Concurrence on Development Application to Maritime Service (Traffic Generating Development under SEPP Infrastructure)**

**Development Application No. DA2018/1743**

**Description: Demolition works and construction of shop top housing**

**Address: 396-400 & 402 Sydney Road BALGOWLAH**

The above application is deemed to require Concurrence.

To access the documentation please go to:

<https://eservices1.warringah.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication.aspx?id=processid>

Your referral response comments would be greatly appreciated within 21 days of the date of this letter.

Enquiries regarding this Development Application may be made to Benjamin Price on 1300 434 434 Monday to Friday between 8.30am to 5.00pm or via email [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

[<mailto:council@northernbeaches.nsw.gov.au>](mailto:council@northernbeaches.nsw.gov.au).

Yours faithfully,

Benjamin Price  
Planner



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Northern Beaches Council

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21 November 2018

Our Reference: SYD18/1743 (A24801003)  
Council Ref: DA2018/1743

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

Attention: Benjamin Price

Dear Sir/Madam

**CONSTRUCTION OF SHOP TOP HOUSING  
396-400 & 402 SYDNEY ROAD, BALGOWLAH**

Reference is made to Council's correspondence of 6 November 2018, concerning the abovementioned development application which was referred to Roads and Maritime Services (Roads and Maritime) for concurrence under Section 138 of the *Roads Act 1993*.

Roads and Maritime has reviewed the development application and would provide concurrence to the proposed vehicular crossing on Sydney Road under Section 138 of the *Roads Act 1993*, subject to Council's approval and the following requirements being included in the development consent:

1. All buildings and structures (other than pedestrian footpath awnings), together with any improvements integral to the future use of the site are to be wholly within the freehold (unlimited in height or depth), along Sydney Road boundary.
2. The design and construction of the proposed gutter crossing on Sydney Road shall be in accordance with Roads and Maritime requirements. Details of these requirements should be obtained by email to [DeveloperWorks.Sydney@rms.nsw.gov.au](mailto:DeveloperWorks.Sydney@rms.nsw.gov.au).

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 and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

**Roads and Maritime Services**

3. 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. The driveway should be wide enough to accommodate simultaneous movements for vehicles enter/exit the site.
4. All vehicles are to enter and leave the site in a forward direction. In this regard, the swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS and plans shall be submitted to Council for approval.
5. 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. Documents should be submitted to [Development.Sydney@rms.nsw.gov.au](mailto:Development.Sydney@rms.nsw.gov.au).

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.

6. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system in Sydney Road are to be submitted to Roads and Maritime for approval, prior to the commencement of any works. Documents should be submitted to [Development.Sydney@rms.nsw.gov.au](mailto:Development.Sydney@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.

In addition to the above, Roads and Maritime provides the following advisory comments to Council for consideration in its determination of the development application:

7. 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.
8. Sight distances from the proposed vehicular crossings to vehicles on Sydney Road are to be in accordance with the Austroads Guide to Road Design: Part 4A: Unsignalised and Signalised Intersections (Section 3 – 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.
9. All vehicles are to be wholly contained on site before being required to stop. In this regard the driveway may be splayed on entrance.
10. The proposed development will generate additional pedestrian movements in the area. Pedestrian safety is to be considered in the vicinity.
11. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping.

If you have any further inquiries in relation to this development application Rafael Morrissey would be pleased to take your call on 8849 2465 or e: [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au)

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ahsanul Amin'. The signature is fluid and cursive, with the first name 'Ahsanul' being more prominent than the last name 'Amin'.

Ahsanul Amin  
**A/Senior Land Use Planner**  
**Sydney Division - North West Precinct**