



21 November 2018

Our Reference: SYD18/01743/01 (A24780813)
Council Ref: DA2018/1708

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

Attention: Luke Perry

Dear Sir/Madam

**CONSTRUCTION OF A BOARDING HOUSE
195-197 SYDNEY ROAD, FAIRLIGHT**

Reference is made to Council's correspondence of 30 October 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. Roads and Maritime has previously resumed and dedicated a strip of land as road along the Sydney 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 wholly within the freehold property (unlimited in height or depth), along the Sydney Road boundary.
2. Any redundant driveway along Sydney Road shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb & gutter and the 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.

Detailed design plans of the proposed kerb & gutter and the 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.

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.
4. All vehicles are to enter and leave the site in a forward direction. Therefore, 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 AUSTRROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.
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.

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

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:

1. 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.
2. Sight distances from the proposed vehicular crossings to vehicles on Sydney Road are to be in accordance with the *Austrroads 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.
3. All vehicles are to be wholly contained on site before being required to stop. In this regard the driveway may be splayed on entrance.
4. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping.

5. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Sydney Road during construction activities.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ahsanul Amin', written in a cursive style.

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

“X”

