



6 November 2019

RMS Reference: SYD19/00633/05 (A29784009)

Council Reference: DA2019/0382

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

Attention: **Jordan Davies**

Dear Sir/Madam,

**SUBDIVISION OF LAND INTO FIVE RESIDENTIAL LOTS AND CONSTRUCTION OF FIVE DWELLINGS - 312 WARRINGAH ROAD FRENCHS FOREST NSW 2086**

Reference is made to Council's correspondence dated 4 November 2019, which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Schedule 3 of *State Environmental Planning Policy (Infrastructure) 2007* and concurrence in accordance with Section 138 of the *Roads Act 1993*.

Roads and Maritime has reviewed the amended documentation and would provide concurrence to the proposed vehicular crossing on Warringah Road under Section 138 of the *Roads Act, 1993* subject to the following conditions being included in any consent issued by Council:

1. 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 Warringah Road boundary.
2. The removal of the existing vehicular crossings and design and construction of the new gutter crossing on Warringah 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. Please send all documentation to [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au)

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. Any changes to the stormwater or excavation plans as a result of the construction of the driveway will need to be submitted to Roads and Maritime for approval, prior to the

**Roads and Maritime Services**

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.

5. All vehicles are to enter and leave the site in a forward direction.
6. All vehicles are to be wholly contained on site before being required to stop.
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. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on the Warringah Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>
9. 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 the Warringah Road.
10. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.

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, AS2890.6-2009 and AS 2890.2 – 2002 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.
2. 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. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.

Any inquiries in relation to this development application can be directed to Cameron McIntyre on 8849 2787 or via email at [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au)

Yours sincerely,



Malgy Colman  
**Senior Land Use Planner**  
**North West Precinct**