

Our Reference: SYD13/00116
Your Reference: DA No: N0367/12
Contact: Pahee Sellathurai
Telephone: 8849 2219



Transport
Roads & Maritime
Services

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Attention: Sophie Litherland

**PROPOSED SUBDIVISION AND CONSTRUCTION OF RESIDENTIAL DWELLINGS
98 WAKEHURST PARKWAY, ELANORA HEIGHTS**

Dear Sir/Madam,

I refer to your letter dated 28 December 2012 with regard to the abovementioned application which Council has submitted to Roads and Maritime Services (RMS) for comments.

RMS has reviewed the development application and provides the following comments to Council for its consideration in the determination of the development application:

1. A common driveway shall be provided for vehicular shared access between Lots 1 and 2 at 98 Wakehurst Parkway.

To ensure that vehicles can legally use the proposed driveway, an easement shall be created over both Lots 1 and 2 at 98 Wakehurst Parkway and the easement shall be extended for the full length of the driveway and turn around areas.

This easement shall be created and placed on the 88B Instrument to Council's satisfaction and prior to the release of the 'Construction Certificate' for the new development.

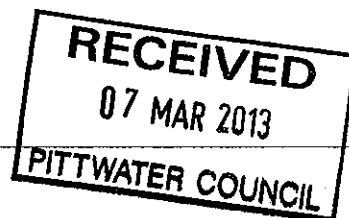
The full length and width of the driveway shall be constructed prior to the release of the 'Occupation Certificate' for the new development.

2. The subject property is affected by a road proposal as shown by pink colour on the attached plan. RMS raises no objections to the submitted application provided any new building or structures are erected clear of the land required for road (unlimited in height or depth).

The area required for road should be identified as a separate lot in any plan of subdivision.

3. All vehicles are to enter and exit the site in a forward direction.

Roads and Maritime Services



4. The proposed development should be designed such that road traffic noise from Wakehurst Parkway is mitigated by durable materials in order to satisfy the requirements for habitable rooms under Clause 102 (3) of State Environmental Planning Policy (Infrastructure) 2007.
5. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1:2004 and AS 2890.2:2002.
6. The required sight lines to pedestrians or other vehicles in or around the car park or entrance are not to be compromised by landscaping, signage, fencing or display materials.
7. Council should ensure that post-development storm water discharge from the subject site into RMS drainage system does not exceed the pre-development discharge.

Should there be changes to RMS's drainage system then detailed design plans and hydraulic calculations of the stormwater drainage system are to be submitted to RMS for approval, prior to the commencement of any works.

Details should be forwarded to:

The Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.

A plan checking fee will be payable and a performance bond may be required before the RMS's approval is issued. With regard to the Civil Works requirement please contact the RMS's Project Engineer, External Works Ph: 8849 2114.

8. All demolition and construction vehicles should be contained wholly within the site as a work zone permit will not be approved on Wakehurst Parkway.
9. All works / regulatory signage associated with the proposed development are to be at no cost to the RMS.

Any inquiries in relation to this matter can be directed to Pahee Sellathurai on 8849 2219.

Yours sincerely,



Owen Hodgson
Senior Land Use Planner
Transport Planning Section, Sydney Region

1 March 2013

