

14 November 2024

TfNSW Reference: SYD24/01839/01
Council's Reference: Mod2024/0550 (CNR-74925)

Mr Scott Phillips
Chief Executive Officer
Northern Beaches Council
PO Box 82
Manly NSW 1655

**S4.56 MODIFICATION TO APPROVED AGED CARE FACILITY
181 FOREST WAY, BELROSE**

Dear Mr Phillips,

Reference is made to Council's referral regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for comment in accordance with Section 2.119 of the *State Environment Planning Policy (Transport and Infrastructure) 2021*.

TfNSW has reviewed the submitted modifications and raises no objections, as the proposed development is not anticipated to significantly impact the state classified road network as long as the previous conditions provided by TfNSW are maintained.


As such, TfNSW advises that the conditions outlined in the Agency's letter dated 6 June 2018 (**TAB A**) remain applicable to the development proposal, subject to the amendments to the wording of Conditions 2, 7, 8 and 10 in the Agency's letter dated 6 June 2018 and a new Condition 11 as detailed in **TAB B**. The changes to the previously imposed conditions update the TfNSW contact details that are provided in those conditions.

For more information, please contact Narelle Gonzales, Development Assessment Officer on 0409 541 879 or by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,



Andrew Lissenden
A/Senior Land Use Planner - Eastern
Land Use, Network & Place Planning
Transport Planning | Planning, Integration and Passenger

	
<p>6 June 2018</p> <p>Our Reference: SYD17/01004/09 (A22630902) Council Ref: DA2017/0697</p> <p>The General Manager Northern Beaches Council PO Box 1336 Dee Why NSW 2099</p> <p>Attention: Luke Perry</p> <p>Dear Sir/Madam,</p> <p>PROPOSED AGED CARE FACILITY 181 FOREST WAY, BELROSE</p> <p>Reference is made to Council's correspondence dated 27 July 2017, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for concurrence under Section 138 of the <i>Roads Act, 1993</i>.</p> <p>Roads and Maritime has reviewed the submitted application and has had multiple correspondences between the developer to work towards and access solution acceptable to Roads and Maritime. Roads and Maritime held a meeting with the developer on 19 March 2018 where it was agreed to provide a deceleration lane into the site for safe and efficient access. Roads and Maritime has since re-assessed the development application and would provide concurrence under Section 138 of the <i>Roads Act, 1993</i> to remove any redundant driveway(s) and to construct a deceleration lane on Forest Way subject to the following conditions being included in any determination issued by Council:</p> <ol style="list-style-type: none"> 1. Roads and Maritime has previously resumed and dedicated a strip of land as road along the Forest Way frontage of the subject property, as shown by grey colour on the attached Aerial – "X" <p>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 Forest Way boundary.</p> <p>However, the proponent should be advised that the Deceleration Lane and any associated works should be dedicated as public road. The property boundary should be suitably adjusted.</p> <ol style="list-style-type: none"> 2. Any redundant driveway(s) on the Forest Way boundary shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Forest Way shall be in accordance with roads and maritime requirements. Details of these requirements should be obtained from roads and maritime services, manager developer works, State Wide Delivery, Parramatta (telephone 9598 7798). <p>Roads and Maritime Services</p> <hr/> <p>27-31 Argyle Street, Parramatta NSW 2150 PO BOX 973 Parramatta NSW 2150 www.rms.nsw.gov.au 13 22 13</p>	

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.

3. All vehicles are to enter and exit the site in a forward direction.
4. All vehicles are to be wholly contained on site before being required to stop.
5. Sight distances from the proposed vehicular crossing to vehicles on Warringah Road are to be in accordance with the Austroads 'Guide to Traffic Engineering Practice, Part 5: Intersections at Grade, Section 6.2 – Sight Distance' and AS 2890. Vegetation and landscaping / fencing must not hinder sight lines to and from the vehicular crossings to motorists, pedestrians and cyclists.
6. The proposed deceleration lane and access into the site shall be designed to meet Roads and Maritime requirements, and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with AUSTROADS and other Australian Codes of Practice. The certified copies of the civil design plans shall be submitted to Roads and Maritime for consideration and approval prior to the release of the Construction Certificate by the Principal Certifying Authority and commencement of road works.

The developer may be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the WAD will need to be executed prior to Roads and Maritime assessment of the detailed civil design plans.

Roads and Maritime fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

7. 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.

Details and any enquiries should be forwarded to Mr Suppiah Thillai at Suppiah.Thillai@rms.nsw.gov.au or Phone at 8849 2114

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.

8. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system in Forest Way are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

Details and any enquiries should be forwarded to Mr Suppiah Thillai at Suppiah.Thillai@rms.nsw.gov.au or Phone at 8849 2114.

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.

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 Forest Way.

10. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Forest Way during construction activities.

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,



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

TAB B

Updated Condition 2 (from the TfNSW letter dated 6 June 2018):

2. Any redundant driveway on the Forest Way boundary shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Forest Way shall be in accordance with TfNSW requirements.

Detailed design plans of the proposed kerb and gutter are to be submitted to TfNSW for approval prior to the issue of a Construction Certificate and commencement of any road works. Please send all documentation to development.sydney@transport.nsw.gov.au.

The developer is required to enter into a Works Authorisation Deed (WAD) for the abovementioned 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 TfNSW.

Updated Condition 7 (from the TfNSW letter dated 6 June 2018):

7. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2020/001.

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 TfNSW. Please send all documentation to development.sydney@transport.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.

Updated Condition 8 (from the TfNSW letter dated 6 June 2018):

8. Detailed design plans including hydraulic calculations of any changes to the stormwater drainage system in Forest Way are to be submitted to TfNSW for approval prior to the issue of a Construction Certificate and commencement of any works. Please send all documentation to development.sydney@transport.nsw.gov.au.

The developer is required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved plans by TfNSW.

Updated Condition 10 (from the TfNSW letter dated 6 June 2018):

10. A Road Occupancy Licence (ROL) shall be obtained from the Transport Management Centre (TMC) for any works that may impact on traffic flows on Forest Way during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.js>.

New Condition 11:

11. Any public utility adjustment/relocation works on the state road network will require detailed civil design plans for road opening /underboring to be submitted to TfNSW for review and acceptance prior to the commencement of any works. The developer must also obtain necessary approvals from the various public utility authorities and/or their agents. Please send all documentation to development.sydney@transport.nsw.gov.au.

A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.