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**Sent:** 1/07/2019 10:07:06 AM  
**Subject:** RMS Response - 874-878 PITTWATER ROAD & 4-8 OAKS AVENUE, DEE WHY  
**Attachments:** 20190701 - RMS Response - 874-878 Pittwater Road & 4-8 Oaks Avenue, Dee Why.pdf;

	Rebecca Englund
	Northern Beaches Council

Dear Sir/Madam,  
Please find attached Roads and Maritime

Services response for the above.  
RMS Reference: SYD19/00766/01 (A27816453)  
Council Reference: DA2019/0505  
Regards,  
Amanda Broderick  
Development Assessment Officer  
Network Management | Journey Management  
P: 8849 2391  
[www.rms.nsw.gov.au](http://www.rms.nsw.gov.au)  
*Every journey matters*  
**Roads and Maritime Services**  
Level 5/27 Argyle Street Parramatta NSW 2150



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1 July 2019

RMS Reference: SYD19/00766/01 (A27816453)  
Council Reference: DA2019/0505

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

Attention: **Rebecca Englund**

Dear Sir/Madam,

**CONSTRUCTION OF A MIXED USE DEVELOPMENT - 874-878 PITTWATER ROAD & 4-8 OAKS AVENUE, DEE WHY**

Reference is made to Council's correspondence dated 12 June 2019, regarding the abovementioned Application 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*.

Roads and Maritime has reviewed the submitted application and provides the following conditions to be included in any consent issued by Council:

1. There are no objections to the development proposal on property grounds provided all buildings and structures (other than pedestrian footpath awnings), 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 Pittwater Road boundary.
2. Detailed design plans and hydraulic calculations of any changes to the Roads and Maritime's stormwater drainage system 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.

3. 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) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

4. 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.
5. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Pittwater Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>
6. 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.
7. 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 and AS2890.6-2009. Parking Restrictions may be required to maintain the required sight distances at the driveway.
8. Sight distances from the proposed vehicular crossings to vehicles on May 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. Parking for building maintenance and removalists is to be provided on site.
10. 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.
11. All vehicles are to enter and leave the site in a forward direction.
12. All vehicles are to be wholly contained on site before being required to stop.
13. The proposed development will generate additional pedestrian movements in the area. Pedestrian safety is to be considered in the vicinity.
14. 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 Pittwater Road.

Any inquiries in relation to this Application can be directed to Amanda Broderick on 8849 2391 or [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

Yours Sincerely,

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

**Zhaleh Alamouti**  
**A/ Senior Land Use Planner**  
**North West Precinct**