
Sent: 10/07/2019 11:12:56 AM
Subject: Attn Julie Edwards - DA2019/0597 - Use of Premises as Health Consulting Rooms
Attachments: 20190701 RMS Response - SYD19_00797_01.pdf;

Attn: Julie Edwards

Ref: DA2019/0597

Please find attached Roads and Maritime's response to the subject Development Application

Regards

Sandra Grimes

Development Assessment Officer
Land Use Assessment
North West Precinct | Greater Sydney Division
T 02 9563 8651
www.rms.nsw.gov.au

Every journey matters

Roads and Maritime Services

From: no_reply@northernbeaches.nsw.gov.au [mailto:no_reply@northernbeaches.nsw.gov.au]
Sent: Thursday, 20 June 2019 3:32 PM
To: Development Sydney
Subject: DA2019/0597

20 June 2019

Dear Sir/Madam

Request for Concurrence on Development Application to Maritime Service (Traffic Generating Development under SEPP Infrastructure)

Development Application No. DA2019/0597

Description: Use of Premises as Health Consulting Rooms

Address: 2/345 Condamine Street MANLY VALE

The above application is deemed to require Concurrence.

To access the documentation please go to:

<https://eservices1.warringah.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication.aspx?id=processid>

Your referral response comments would be greatly appreciated within 21 days of the date of this letter.

Enquiries regarding this Development Application may be made to Julie Edwards on 1300 434 434 Monday to Friday between 8.30am to 5.00pm or via email council@northernbeaches.nsw.gov.au [<mailto:council@northernbeaches.nsw.gov.au>](mailto:council@northernbeaches.nsw.gov.au).

Yours faithfully,

Julie Edwards

Planner



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10 July 2019

Our Reference: SYD19/00797/01 (A28034645)

Council Ref: DA2019/0597

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

Attention: Julie Edwards

Dear Sir/Madam

USE OF PREMISES AS HEALTH CONSULTING ROOMS AT 2/345 CONDAMINE STREET, MANLY VALE

Reference is made to Council's letter dated 20 June 2019 with regard to the abovementioned Development Application, which was referred to Roads and Maritime Services for comments in accordance with Clause 104 and Schedule 3 of *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime has reviewed the development application and raises no objection to proposed development. The following comments are provided for Council's consideration in the determination of the application.

1. Roads and Maritime has previously resumed and dedicated a strip of land as road along the Condamine Street frontage of the subject property as shown by the grey colour on the attached Ariel – "X". Roads and Maritime has no other approved proposal that require any part of the subject property for road purposes.
2. All buildings and structures, together with any improvements integral to future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Condamine Street boundary.
3. The proposed development will generate additional pedestrian movements in the area. Pedestrian safety is to be considered in the vicinity.

Any inquiries in relation to this application can be directed to Sandra Grimes on 9563 8651 or development.sydney@rms.nsw.gov.au

Yours sincerely



Pahee Rathan
Senior Land Use Assessment Coordinator
North West Precinct

Roads and Maritime Services