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**Sent:** 3/09/2019 12:53:44 PM  
**Subject:** RMS Response - 145 Old Pittwater Road Brookvale  
**Attachments:** 20190903 - RMS Response - 145 Old Pittwater Road Brookvale.pdf;

	Lashta Haidari
	Northern Beaches Council

Dear Sir/Madam,  
Please find attached Roads and Maritime

Services response for the above.

Our Reference: SYD18/01522/08 (A28958570)

Council Ref: DA2018/1514

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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3 September 2019

Our Reference: SYD18/01522/08 (A28958570)  
Council Ref: DA2018/1514

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

Attention: Lashta Haidari

Dear Sir/Madam,

**ALTERATIONS AND ADDITIONS TO WARRINGAH MALL - 145 OLD PITTWATER ROAD  
BROOKVALE**

Reference is made to Council's original correspondence dated 27 September 2018 and subsequent referral dated 28 August 2019 with regard to the abovementioned Integrated Development Application, which was referred to Roads and Maritime Services (Roads and Maritime) as an Integrated Development Referral and for concurrence under Section 138 of the *Roads Act 1993*.

Roads and Maritime has reviewed the development application and would provide concurrence to the proposed deceleration lane and vehicular entrance point on Condamine Street under Section 138 of the *Roads Act 1993*, subject to Council's approval and the following requirements being included in the development consent:

1. Roads and Maritime has previously resumed & dedicated a piece of land as road along the Condamine Street and Pittwater Road frontage of the subject property, as shown by grey colour on the attached Aerial — "X".

All buildings, structures (other than pedestrian footpath awnings/Public Bus Shelter) and signage, together with any improvements integral to the future use of the site are to be wholly within the current freehold property (unlimited in height or depth), along the Condamine Street and Pittwater Road boundary.

The proponent should also be advised that the subject property is within an area under investigation for future widening for the B-Line Project.

2. Detailed design plans and hydraulic calculations of any changes to the 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.

**Roads and Maritime Services**

3. The proposed deceleration lane and vehicle access point along Condamine Street 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.

Provision of the deceleration lane requires dedication of 3.5 m wide land for the full length of the deceleration lane as public road.

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

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.

Please note that the civil design plans are to be updated to remove the proposed pedestrian crossing and the access point with the internal road is to priorities movements for entering vehicles. The design of this access point will be finalised at the WAD stage.

In addition to the above, Roads and Maritime provides the following advisory comments to Council for consideration in its determination of the development application:

4. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Condamine Street or Pittwater Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>
5. 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.
6. The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering the subject site from the proposed deceleration lane/access point on Condamine Street 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.
7. All vehicles are to enter and leave the site in a forward direction.
8. All vehicles are to be wholly contained on site before being required to stop.
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 Condamine Street or 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 'Pahee Rathan', with a stylized flourish at the end.

Pahee Rathan  
**Senior Land Use Assessment Coordinator**  
**North West Precinct**



