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**Sent:** 15/01/2019 11:10:46 AM  
**Subject:** RE: RMS Response - 145 OLD PITTWATER ROAD BROOKVALE  
**Attachments:** 20190115 - RMS Response - 145 Old Pittwater Road Brookvale (Letter to supersede RMS letter dated 10\_12\_2018).pdf;

	Luke Perry
	Northern Beaches Council

Dear Sir/Madam,

Please find attached Roads and Maritime Services response for the above.

RMS Reference: SYD18/01522/01 (A25087804)

Council Reference: DA2018/1514

Please note, this correspondence supersedes the advices given to Council (SYD18/01522/01 (A25087804) dated 10 December 2018) in relation to the above mentioned development application. If you have any questions please be in contact.

Kind 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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**From:** BRODERICK Amanda J  
**Sent:** Monday, 10 December 2018 2:40 PM  
**To:** 'Luke Perry'  
**Subject:** RE: RMS Response - 145 OLD PITTWATER ROAD BROOKVALE

Good Afternoon Luke,

Thank you for reviewing the letter and providing your advice. Apologies for the incorrect comment, I incorrectly read the advice from one of our internal referral emails.

Please find attached the amended letter. The capacity issue still applies however this condition has been amended in light of the operation of the Brookvale Community Health Centre.

If you have any further questions please get in touch.

Kind Regards,

Amanda Broderick  
Development Assessment Officer  
Network Management | Journey Management  
P: 8849 2391

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***Every journey matters***

**Roads and Maritime Services**

Level 5/27 Argyle Street Parramatta NSW 2150

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**From:** Luke Perry [mailto:Luke.Perry@northernbeaches.nsw.gov.au]  
**Sent:** Monday, 10 December 2018 2:17 PM  
**To:** BRODERICK Amanda J  
**Subject:** RE: RMS Response - 145 OLD PITTWATER ROAD BROOKVALE

Hi Amanda,

Thanks for your time on the phone. As discussed can you please confirm that RMS will be revising its response in light of the information I provided in relation to the existence and operation of the Brookvale Community Health Centre.

Thanks.

**Luke Perry**  
Principal Planner

Development Assessment Manly/Dee Why  
t 02 9976 1532  
[luke.perry@northernbeaches.nsw.gov.au](mailto:luke.perry@northernbeaches.nsw.gov.au)  
[northernbeaches.nsw.gov.au](http://northernbeaches.nsw.gov.au)



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**From:** BRODERICK Amanda J  
**Sent:** Monday, 10 December 2018 2:01 PM  
**To:** Luke Perry ; Council Mailbox  
**Subject:** RMS Response - 145 OLD PITTWATER ROAD BROOKVALE

	Luke Perry
	Northern Beaches Council

Dear Sir/Madam,

Please find attached Roads and Maritime Services response for the above.

RMS Reference: SYD18/01522/01 (A25087804)

Council Reference: DA2018/1514

Regards,

Amanda Broderick

Development Assessment Officer

Network Management | Journey Management

P: 8849 2391

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**Roads and Maritime Services**

Level 5/27 Argyle Street Parramatta NSW 2150



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Northern Beaches Council

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15 January 2019

Our Reference: SYD18/01522/01 (A25087804)  
Council Ref: DA2018/1514

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

Attention: Luke Perry

Dear Sir/Madam,

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

Reference is made to Council's correspondence dated 27 September 2018 with regard to the abovementioned Integrated Development Application, which was referred to Roads and Maritime Services (Roads and Maritime) in accordance with Clause 104 and Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007, and Section 87 of the *Roads Act 1993*.

This correspondence supersedes the advices given to Council (SYD18/01522/01 (A25087804) dated 10 December 2018) in relation to the above mentioned development application.

Roads and Maritime has the following commentary based on the information provided:

- Roads and Maritime is of the understanding that a right turn out of William Street is no longer proposed. The existing traffic arrangements on William Street are to remain unchanged unless the applicant provides justification for the change.
- In relation to the construction of the pedestrian bridge, detailed design is almost complete and the construction of the pedestrian bridge is due to commence in the coming months. The work is funded by the B-Line Program and is to aid the functioning of this service. The pedestrian bridge is to provide additional green time for the bus and general traffic movements and should not be allocated to Warringah Mall traffic.
- The application stated that changes to the Condamine Street signalised intersection as part of the NSW Health Infrastructure's proposed Brookvale Community Health Centre would also afford additional traffic capacity at this intersection. Roads and Maritime is of the opinion that there is no additional capacity. Capacity is reduced due to the increase in all red times for all existing phases (longer time to clear through the intersection due to stop lines being pushed back).
- Currently southbound vehicles on Dale Street can turn right to proceed west onto Cross Street without conflict. With the proposed redesign of the intersection, there is no guarantee that these vehicles can undertake the filter right turn during heavy egress periods from the

**Roads and Maritime Services**

shopping centre (Dale St northbound). In addition, the capacity of the storage area for vehicular traffic eastbound on Cross Street between Pittwater Road and Dale Street is highly likely to impact motorists turning right from the proposed arrangement (Dale St northbound is highly unlikely to be able to turn right onto Cross Street). This issue is to be addressed in future submissions.

Roads and Maritime has reviewed the submitted documentation and request the following information for further assessment:

- The applicant is to provide amended plans which relocate the proposed exit egress so that the intersection presents as a standard entry/egress. This is necessary to ensure the efficiency and safety of the intersection. The pedestrian bridge is to provide additional green time for the bus and general traffic movements along the State road and should not be allocated to Warringah Mall traffic.
- Concept design plans with supporting swept paths for the largest proposed vehicle are to be submitted for review.
- Further information is required to address the issue of the capacity of the storage area for vehicular traffic eastbound on Cross Street between Pittwater Road and Dale Street.

The applicant is advised that the above information is required to allow Roads and Maritime to complete the assessment of this Application. Roads and Maritime may also request further information once the assessment is carried out.

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



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