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**Sent:** 1/11/2010 2:29:20 PM  
**Subject:** DA2010/0697 - Proposed Residential & Retail Development at 22-26 Albert Street, Freshwater  
**Attachments:** DRAFT 10M2077 - SYD10\_00775 - 22-26 Albert St, Freshwater.pdf;

**Attn: Lashta Haidari**  
**Warringah Council**

Dear Lashta,

Find attached RTA's **DRAFT** response to

**Proposed Residential & Retail Development at 22-26 Albert Street, Freshwater**

Application Reference	
<b>Your ref</b>	<b>DA2010/0697</b>
<b>Our Ref</b>	<b>10M2077</b>
<b>ArcGis</b>	<b>SYD10/00775</b>

Please respond within five "5" working days upon receipt of this email to confirm the draft.

Regards,

**Hans Pilly Mootanah**

**RTA - Land Use Planning**

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**Attention:** Lashta Haidari

**PROPOSED RESIDENTIAL AND RETAIL DEVELOPMENT AT  
22-26 ALBERT STREET, FRESHWATER**

Dear Madam

Please see below minutes for Item 10M2077 discussed at the Sydney Regional Development Advisory Committee (SRDAC) meeting held on 21 October 2010.

1. The traffic report indicated that at the intersection of Lawrence Street/Oliver Street there has been 30 accidents between 1996 and 2008 the majority of which are vehicles travelling on Oliver Street (northbound) colliding with right turning vehicles from Oliver Street (southbound) into Lawrence Street (westbound).

The RTA will investigate measures to improve safety at the intersection such as introducing right turn green arrows for Oliver Street or split approach phasing. The developer will be required to provide 25% of the cost of the intersection improvement works.

The Occupation Certificate shall not be released until the developer has provided the required monetary contribution to the RTA for the intersection improvement works.

2. Safety concerns are raised with regard to the bottom of the street access driveway ramp where the residential car park, retail car park and service area accesses all intersect. Appropriate measures (including signage, vehicle actuated warning lights and convex mirrors) should be devised to improve sight distance and the safety of all vehicles at this location to the satisfaction of Council.
3. The traffic report indicates that the largest vehicle to enter the site would be an 8.8m Medium Rigid Vehicle (MRV) which is smaller than the 12.5m Large Rigid Vehicle (LRV) proposed in an earlier submission.

Council should be satisfied that a MRV will satisfy the demands of the development. Council should also include a condition that prohibits entry to vehicles larger than an 8.8m MRV in the development consent.

4. Swept path analysis shall be provided to the RTA and Council demonstrating that a MRV can:
  - o travel through the proposed roundabout at the intersection of Lawrence Street/Albert Street;
  - o enter and exit the site in a forward direction; and
  - o enter and exit the loading area in a forward direction while all other docks are occupied and not encroaching onto the other side of the driveway ramp.

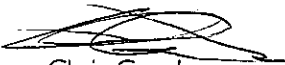
Any Construction Certificate shall not be issued until the swept path analysis has been endorsed by the RTA and Council.

5. A Loading Dock Management Plan (LDMP) shall be prepared to Council's satisfaction and shall incorporate appropriate measures to prevent a vehicle entering the site when the loading area is fully occupied. In addition, the LDMP shall outline measures to minimise conflict between trucks and other vehicles. The LDMP shall be submitted for approval, prior to the release of the Occupation Certificate.

6. The layout of the proposed parking areas associated with the proposed development (including driveway, ramp grades, aisle widths, aisle lengths, parking bay dimensions, sight distances and loading bays) shall be designed in accordance with AS 2890.1 – 2004 and AS 2890.2 – 2002 for heavy vehicle usage.
7. All works associated with the proposed development shall be at no cost to the RTA.

It would be appreciated if you could check the minutes for accuracy and advise the secretary of the Committee of any changes within five (5) business days on receipt of this letter. Should no advice be received within this time then the minutes will be deemed to be correct.

Yours Faithfully,



Chris Goudanas  
Chairman, Sydney Regional Development Advisory Committee

26 October 2010