



25 June 2019

Our Reference: SYD19/00715 (A27923153)
Council Ref: DA 2019/0479

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

Attention: Nick England

Dear Sir / Madam,

**CONSTRUCTION OF A SERVICE STATION
LOT A DP 4052025; 79 BARRENJOEY ROAD, MONA VALE**

Reference is made to Council's correspondence dated 4 June 2019, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment under *State Environmental Planning Policy No. 64 – Advertising & Signage*. It is noted Barrenjoey Road is a major arterial road and under the road authority of Roads and Maritime, requiring concurrence in accordance with Section 138 of the *Roads Act, 1993*.

Roads and Maritime has reviewed the submitted application and provides concurrence under Section 138 of the *Roads Act 1993* subject to the following conditions being included in any consent issued by Council:

1. Roads and Maritime has previously resumed and dedicated a strip of land as road along the Barrenjoey Road frontage of the subject property, as shown by a grey colour on the attached Aerial – "X". All buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Barrenjoey Road boundary.
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. Please send all documentation to 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. Please send all documentation to 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) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

4. The redundant driveway on the Barrenjoey Road boundary shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Barrenjoey Road shall be in accordance with Roads and Maritime requirements. Details of these requirements should be obtained by email to DeveloperWorks.Sydney@rms.nsw.gov.au.

Detailed design plans of the proposed gutter crossing are to be submitted to Roads and Maritime for approval prior to the issue of a Construction Certificate and commencement of any road works.

A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

5. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Barrenjoey Road during construction activities.
6. Sight distances from the proposed vehicular crossings to vehicles on Barrenjoey 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.
7. 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.
8. All vehicles are to enter and leave the site in a forward direction.
9. All vehicles are to be wholly contained on site before being required to stop.
10. A construction zone will not be permitted on Barrenjoey Road.

Any inquiries in relation to this development application can be directed to Serena Li via email at: development.sydney@rms.nsw.gov.au

Yours sincerely



Pahee Rathan
Senior Land Use Coordinator
North West Precinct

