



2 December 2015

RMS Ref: SYD15/00307/05 (A10858368)

Council Ref: SSD 6980

David Gibson
Social Infrastructure
GPO Box 39
Sydney NSW 2001

EXHIBITION OF EIS FOR BROOKVALE COMMUNITY HEALTH CENTRE
612-624 PITTWATER ROAD, BROOKVALE

Dear Sir/Madam,

Reference is made to the Department's letter dated 29 October 2015 with regard to the abovementioned development proposal, which was referred to Roads and Maritime Services (Roads and Maritime) under Section 138 of Roads Act 1993.

Roads and Maritime provides the following comments in relation to the development application:

1. Roads and Maritime supports the introduction of the pedestrian bridge as part of the development application however, given the high demand by pedestrians and cyclists, a 2.5m width is not sufficient.
2. Consideration should be given to the accessibility of the lifts during peak periods as people within the community will have to travel a considerable distance to the nearest signalised intersection (Cross St) in order to use the pedestrian facility to cross Pittwater Road.
3. Sidra Modelling should not model the intersection in isolation but should be undertaken including the intersections in the north and south of the proposed development (Pittwater/Cross Street and Old Pittwater Road/Condamine Street). It should be noted that southbound movement on Pittwater Road in the vicinity of the development is known to queue back to Cross St. The modelling shows some minor errors on the Pittwater Road north approach which should be 220m and not 240m.

In addition, southbound lane 2 is a 150m in length and these changes will increase the queuing which will occur back to Cross Street and as per the above would be important considerations in the network model.

In addition to the above, Roads and Maritime has reviewed the submitted application and raise no objection to the State Significant Development provided the following conditions are included in the Consent:

1. The design and construction of the kerb and gutter crossing on Pittwater Road shall be in accordance Roads and Maritime requirements. Details of these requirements should be obtained from Roads and Maritime Services, Manager Developer Works, Statewide Delivery, Parramatta (telephone 8849 2138).

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 (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

2. A Construction Traffic Management detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council prior to the issue of a Construction Certificate.
3. The swept path of the longest vehicle (to service the site) entering and exiting the subject site, as well as manoeuvrability through the site, shall be 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.
4. 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 Pittwater Road.
5. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Pittwater Road during construction activities.
6. Should the post development storm water discharge from the subject site into the Roads and Maritime system exceed the pre-development discharge, detailed design plans and hydraulic calculations of any charges are to be submitted to Roads and Maritime for approval, prior to the commencement of works on site

Details should be forwarded to:

Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

7. 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.

The report and any enquiries should be forwarded to:

Project Engineer, External Works
Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.
Telephone 8849 2114
Fax 8849 2766

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) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.


8. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
9. All vehicles are to enter and leave the site in a forward direction.

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

1. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, 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.
2. Any proposed landscaping and/or fencing must not restrict sight distance to pedestrians and cyclists travelling along the footpath.

Any inquiries can be directed to Jana Jegathesan by telephone on 8849 2313 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely


for

Angela Malloch
**A/Manager Land Use Assessment
Network and Safety Section**