

11 July 2025

TfNSW Reference: SYD24-01997/02

Council Reference: DA2024/1091 (CNR-73325)



Mr Scott Phillips
Chief Executive Officer
Northern Beaches Council
PO Box 82
Manly NSW 1655

**PROPOSED MIXED USE DEVELOPMENT
1-3 CAREEL HEAD ROAD, AVALON BEACH**

Dear Mr Phillips,

Reference is made to Council's referral regarding the abovementioned Development Application (DA) which was referred to Transport for NSW (TfNSW) for comment in accordance with Section 2.119 of the *State Environment Planning Policy (Transport and Infrastructure) 2021* and Section 38 of the *Environmental Planning and Assessment Regulation 2021*.

Following a review of the submitted information, TfNSW notes that the proposed development requires TfNSW's concurrence under Section 138 of the *Roads Act 1993* for the proposed civil works on Barrenjoey Road. TfNSW has reviewed the submitted information and would provide concurrence to the proposed civil works on Barrenjoey Road under Section 138 of the *Roads Act 1993*, subject to Council's approval and the following requirements being included in any consent issued by Council:

1. 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. The design and construction of the any proposed vehicular crossing, kerb and gutter and associated works on Barrenjoey Road shall be in accordance with TfNSW requirements. Detailed design plans are to be submitted to TfNSW for approval prior to the issue of a Construction Certificate and commencement of any road works. Please send all documentation to development.sydney@transport.nsw.gov.au. 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 TfNSW.
3. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system that impact upon Barrenjoey Road are to be submitted to TfNSW for approval prior to the issue of a Construction Certificate and commencement of any works. Please send all documentation to development.sydney@transport.nsw.gov.au. A plan checking fee will be payable, and a performance bond may be required before TfNSW approval is issued.
4. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2020/001.

The developer is to submit all documentation prior to the issue of a Construction Certificate and at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW. Please send all documentation to development.sydney@transport.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.

5. Any public utility adjustment/relocation works on the state road network will require detailed civil design plans for road opening/underboring to be submitted to TfNSW for review and acceptance prior to the issue of a Construction Certificate and the commencement of any works. The developer must also obtain any necessary approvals from the various public utility authorities and/or their agents. Please send all documentation to development.sydney@transport.nsw.gov.au. A plan checking fee will be payable, and a performance bond may be required before TfNSW approval is issued.
6. The developer is required to enter a Works Authorisation Deed (WAD) with TfNSW, or other suitable arrangement as agreed to by TfNSW, for the works required by Conditions 2, 3, 4 and 5 that impact Barrenjoey Road.
7. A Road Occupancy Licence (ROL) shall be obtained from Transport Management Centre for any works that may impact on traffic flows on Barrenjoey Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

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8. 'No Entry' signage is to be placed within the site at the access/driveway on Barrenjoey Road in a location that is visible to people wishing to access the site from Barrenjoey Road. This signage shall be in place for the life of the development.
9. A Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to TfNSW for review and endorsement, prior to the issue of a Construction Certificate.

Further to the above, TfNSW provides the following advisory comments for Council's consideration in the determination of the DA:

1. 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, height clearances, etc) should be in accordance with Australian Standards (AS) 2890.1-2004, AS 2890.2-2018 and AS 2890.6-2009.
2. For the life of the completed development no service vehicles (e.g. garbage trucks, vehicles delivering and/or collecting material from the development site, etc) are permitted to service the site directly from the Barrenjoey Road frontage.

Should you have any further inquiries in relation to this matter, please contact Shengxi Lin, Development Assessment Officer, via email at development.sydney@transport.nsw.gov.au.

Yours sincerely,



Rachel Davis
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Land Use Assessment Eastern
Transport Planning | Planning, Integration and Passenger

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