

16 October 2023

TfNSW Reference: SYD23/01075/01

Council Reference: DA2023/1224 (CNR-60440)

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

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**ALTERATIONS/ADDITIONS TO EXISTING RETAIL (FLOWER POWER) STORE  
62 MYOORA ROAD, TERREY HILLS**

Dear Mr Phillips,

Reference is made to Council's correspondence, concerning the abovementioned development application which was referred to Transport for NSW (TfNSW) for concurrence under section 138 of the *Roads Act 1993* and clause 2.119 of the State Environmental Planning Policy (Transport and Infrastructure) 2021.

TfNSW has reviewed the development application and would provide concurrence to the removal of the existing vehicular crossing on Mona Vale Road under Section 138 of the *Roads Act 1993*, subject to Council's approval and the following requirements being included in the development consent:

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 Mona Vale Road boundary.
2. The redundant driveway on the Mona Vale Road boundary shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Mona Vale Road shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to [developerworks.sydney@transport.nsw.gov.au](mailto:developerworks.sydney@transport.nsw.gov.au).

Detailed design plans of the proposed kerb and gutter 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](mailto: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. All vehicles are to be wholly contained on site before being required to stop.
4. All vehicles are to enter and leave the site in a forward direction.
5. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system on Mona Vale Road are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to [development.sydney@transport.nsw.gov.au](mailto: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. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre (TMC) for any works that may impact on traffic flows on the subject section of Mona Vale Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

Yours sincerely,



**Rachel Davis**  
Senior Land Use Planner  
Land Use Assessment Eastern  
Planning and Programs, Greater Sydney Division

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OFFICIAL

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W [transport.nsw.gov.au](http://transport.nsw.gov.au)