

17 March 2025

TfNSW Reference: SYD25/00230/01  
Council Reference: DA2025/0139 (CNR-79200)

Mr Scott Phillips  
Chief Executive Officer  
Northern Beaches Council  
725 Pittwater Road  
Dee Why NSW 2099

Attention: DA Planning Portal

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**ALTERATIONS & ADDITIONS TO DEE WHY RSL – STAGE 7  
932 PITTWATER ROAD, DEE WHY**

Dear Mr Phillips,

Reference is made to the Planning Portal referral dated 25 February 2025, regarding the abovementioned Development Application (DA) which was referred to Transport for NSW (TfNSW) in accordance with *Section 2.122 of State Environmental Planning Policy (Transport & Infrastructure) 2021*.

TfNSW has reviewed the development proposal and notes all works are wholly within the site, and there are no changes to vehicle access arrangements. In addition, it is noted that the increase in GFA indicates an increase of 64 patrons, which is catered for by the existing 680 car parking spaces. As such, TfNSW raises no objection to the proposal subject to the following conditions 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 wholly within the freehold property unlimited in height or depth along the Pittwater Road boundary.
2. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system that impact upon Pittwater Road are to be submitted to TfNSW for approval prior to the issue of a Construction Certificate and 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.

3. 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](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.
4. 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 and 3 that impact Pittwater Road.
5. All demolition and construction vehicles are to access the site via the local road network. A construction zone will not be permitted on Pittwater Road.
6. A Road Occupancy Licence (ROL) shall be obtained from the Transport Management Centre for any works that may impact on traffic flows on Pittwater Road during construction activities. An ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>

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OFFICIAL

Level 4, 4 Parramatta Square, 12 Darcy Street, Parramatta NSW  
PO Box 973 Parramatta CBD NSW 2124

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

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Hans Pilly Mootanah, Land Use Planner by email at [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

Yours sincerely,



Andrew Lissenden  
**A/Senior Land Use Planner - Eastern**  
**Land Use, Network & Place Planning**  
**Transport Planning | Planning, Integration and Passenger**