

27 October 2023

TfNSW Reference: SYD23/00655
Council's Reference: DA2023/1395 (CNR-60905)



Mr. Ray Brownlee
Chief Executive Officer
Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention: daplanningportal@northernbeaches.nsw.gov.au

**PROPOSED CONSTRUCTION OF A SHOP-TOP HOUSING DEVELOPMENT
1010-1014 PITTWATER ROAD COLLAROY**

Dear Mr. Brownlee,

Reference is made to Council's referral, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for comment under Clause 2.119 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 and concurrence under Section 138 of the *Roads Act 1993*.

TfNSW has reviewed the submitted application and would provide concurrence to the proposed civil works on the Pittwater Road frontage 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 (other than pedestrian footpath awnings), 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 Pittwater Road boundary.
2. The design and construction of the stormwater drainage, vehicular crossing, kerb, gutter and associated works on Pittwater Road shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to developerworks.sydney@transport.nsw.gov.au. 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. The swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with Austroads and Australian Standards.
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 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 commencement of any works. The developer must also obtain 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. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on the Pittwater Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

In addition to the above, TfNSW provides the following comment for Council's consideration:

- TfNSW advises that the use of kerbside parking zones should not be relied upon to accommodate the development's service vehicle demands, as the continued provision of on-street parking zones in any location cannot be guaranteed long term and are subject to change.

OFFICIAL

For more information, please contact Vic Naidu, Land Use Planner via email at development.sydney@transport.nsw.gov.au.

Yours sincerely,



Rachel Davis
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