



Transport
for NSW

23 August 2021

TfNSW Reference: SYD21/00991/01

Council Reference: MOD2021/0521 CNR-26313

The General Manager
Northern Beaches Council
PO Box 1336
DEE WHY NSW 2099

Applicant: **Ali Mehfooz**

SECTION 4.55(1A) MODIFICATION APPLICATION TO DEMOLITION WORKS AND CONSTRUCTION OF A BOARDING HOUSE WITH 10 ROOMS - 532 PITTWATER ROAD, NORTH MANLY NSW 2100

Dear Sir/Madam,

Reference is made to Council's correspondence dated 13 August 2021, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for concurrence in accordance with Section 138 of the *Roads Act, 1993*.

TfNSW has reviewed the modification application and raises no objections, subject to the TfNSW requirements in the previous TfNSW letter dated 28 July 2020 remaining applicable.

If you have any further questions, Mrs Malgy Coman would be pleased to take your call on 8849 2413 or email development.sydney@rms.nsw.gov.au. I hope this has been of assistance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Malgy'.

Malgy Coman
Senior Land Use Planner



Transport
for NSW

28 July 2020

TfNSW Reference: SYD20/00624/02
Council Reference: CNR-8187 DA2020/0512

The General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention: Tony Collier

CONSTRUCT BOARDING HOUSE AND DEMOLITION WORKS - 532 PITTWATER ROAD NORTH MANLY

Dear Sir/Madam,

Reference is made to Council's correspondence dated 27 May 2020, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for concurrence in accordance with *State Environmental Planning Policy (Infrastructure) 2007*.

TfNSW has reviewed the development application and would provide concurrence for the removal of the redundant driveway, reinstatement of kerb and gutter and construction of vehicle crossing on Pittwater Road under Section 138 of the *Roads Act, 1993*, subject to 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 wholly within the freehold property (unlimited in height or depth), along the Pittwater Road boundary.
2. The redundant driveway on the Pittwater Road boundary shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Pittwater Road shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to DeveloperWorks.Sydney@rms.nsw.gov.au.

Detailed design plans of the proposed kerb and gutter and the vehicle crossing are to be submitted to TfNSW for approval prior to the issue of a Construction Certificate and commencement of any road works. Documents should be submitted to Development.Sydney@rms.nsw.gov.au.

A plan checking fee and lodgment of a performance bond is required from the applicant prior to the release of the approved road design plans by TfNSW.

Transport for NSW
27 Argyle Street, Parramatta NSW 2150 | Locked Bag 5085, Parramatta NSW 2124
P (02) 8849 2666 | W transport.nsw.gov.au | ABN 18 804 239 602

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3. All vehicles must enter and leave the site in a forward direction.
4. In accordance with AS 2890.1- 2004 (Parking Facilities, Part 1: Off-street car parking), the driveway shall be a minimum of 5.5 metres in width for a minimum distance of 6 metres from the property boundary.
5. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to TfNSW for approval, prior to the commencement of any works. Documents should be submitted to Development.Sydney@rms.nsw.gov.au

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued.

6. 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.

If you have any further questions, Mr. Felix Liu would be pleased to take your call on 8849 2113 or email development.sydney@rms.nsw.gov.au. I hope this has been of assistance.

Yours sincerely,



Pahee Rathan
Senior Land Use Assessment Coordinator