

Our Reference: SYD21/00329/03  
Council Reference: DA2021/0179 (CNR-19464)

13 January 2022

Mr Ray Brownlee  
General Manager  
Northern Beaches Council  
PO Box 1336  
DEE WHY NSW 2099

Attention: Rebecca Englund

Dear Mr Brownlee,

**CONSTRUCT BOARDING HOUSE  
255 CONDAMINE STREET, MANLY VALE**

Reference is made to Council's correspondence dated 7 January 2022, 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 reviewed the submitted additional information and plans related to the proposed changes to the refuse service collection and provides concurrence under section 138 of the *Roads Act 1993* subject to the inclusion of the following requirements in any approval issued by Council:

1. All buildings and structures together with any improvements integral to the future use of the site shall be wholly within the freehold property (unlimited in height or depth), along the Condamine Street boundary.
2. The design and construction of driveway and the kerb and gutter on Condamine Street 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 driveway, 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. The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.
4. The layout of the proposed car parking areas associated with the subject development (including, driveways, swept paths, aisle widths, aisle lengths, parking bays, bicycle parking and loading dock dimensions) should be in accordance with AS 2890.1-2004, AS2890.3-2009, AS2890.6-2009 and AS 2890.2-2018.
5. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system, the discharge into the existing pit and its connection to the existing pit 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.

**Transport for NSW**

27-31 Argyle Street, Parramatta NSW 2150 | PO Box 973, Parramatta NSW 2150

P (02) 8265 6962 | W [transport.nsw.gov.au](http://transport.nsw.gov.au) | ABN 18 804 239 602

6. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
7. A construction zone will not be permitted on Condamine Street. All construction vehicles are to be contained wholly within the site boundaries.
8. 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 Council for approval prior to the issue of a Construction Certificate.
9. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre (TMC) for any works that may impact on traffic flows on Condamine Street during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

For more information, please contact Divna Cvetojevic, Development Assessment Officer, via email at [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

Yours sincerely,



**Brendan Pegg**  
**A/Senior Manager Land Use Assessment Eastern**  
**Planning and Programs, Greater Sydney Division**

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