



11 March 2020

TfNSW Reference: SYD19/00396/03  
Council Reference: DA2019/0239  
Planning Portal Reference: CNR-5252

Kylie Bridge  
Northern Beaches Council  
PO Box 82,  
Manly, NSW, 1655

Dear Ms Bridge

**AMENDED PLANS FOR SHOP TOP HOUSING 638 PITTWATER ROAD,  
BROOKVALE**

Reference is made to Council's correspondence dated 25 February 2020, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for comment in accordance with Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*.

TfNSW has reviewed the submitted application and raises no objection to the application. TfNSW requests that the following conditions are incorporated into any consent issued by Council:

1. TfNSW has previously resumed & dedicated a splay corner of land as road along the Pittwater Road frontage of the subject property, as shown by grey colour on the attachment A Aerial – "X".

All buildings and structures (other than pedestrian footpath awnings), 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 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](mailto:Development.Sydney@rms.nsw.gov.au)

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

3. TfNSW advises that current practice is to limit the number of vehicular conflict points along the arterial road network to maintain network efficiency and road safety. This current practice is reflected in Section 6.2.1 of TfNSW current publication of the Guide to Traffic Generating Developments, which states 'access across the boundary with a major road is to be avoided wherever possible'.

Pittwater Road is a major arterial road, which carries a high volume of traffic, where transport efficiency of through traffic is of great importance.

Further to the above, clause 101(2a) of *State Environmental Planning Policy (Infrastructure) 2007*, which reads as follows:

"The consent authority must not grant consent to development on land that has frontage to a classified road unless it is satisfied that:

*(a) where practicable, vehicular access to the land is provided by a road other than the classified road".*

Therefore the proposed 'future vehicle access to adjoining Lot 1 DP 900686' Right of Way as shown on page 4 of the Master Plan should be restricted until existing driveway to 406 Pittwater Road, Brookvale is made redundant.

4. A Construction Traffic Management Plan 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.
5. 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.
6. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Pittwater Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>

TfNSW has the following comments for Council's consideration in the determination of the application:

1. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2002 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.
2. All vehicles are to enter and leave the site in a forward direction.

3. The proposed development will generate additional pedestrian movements in the area. Pedestrian safety is to be considered in the vicinity.

If you have any further questions, Mrs Laura van Putten would be pleased to take your call on (02) 8849 2480 or please email [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au). I hope this has been of assistance.

Yours sincerely



**Pahee Rathan**  
Senior Land Use Assessment Coordinator

Attachment A Aerial – “X”



