



31 May 2021

TfNSW Reference: SYD21/00585/01

Council Reference: CNR-22083 - DA2021-0414

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

Attention: **DA Planning Portal**

**CONSTRUCT NEW RESIDENTIAL DWELLING WITH GRANNY FLAT - 564
WARRINGAH ROAD, FORESTVILLE**

Dear Sir/Madam,

Reference is made to Council's correspondence dated 11 May 2021, regarding the abovementioned Application which was referred to Transport for NSW (TfNSW) for concurrence accordance with Section 138 of the *Roads Act, 1993*.

TfNSW has reviewed the development application and is unable to provide concurrence due to the following reasons:

1. The submitted plans do not include dimensions of the proposed driveway crossover on Warringah Road. The applicant is requested to provide amended driveway plans showing details of the extended crossover and width dimensions.
2. Swept path plans demonstrating forward entry and exit of B99 passenger vehicles were not submitted for review. All vehicles are to be able to enter and exit the site in a forward direction and adequate vehicle turnaround space should be provided onsite. Lane allocation of Warringah Road should be included on swept path plans to demonstrate manoeuvres from the kerbside lane. Movements should not impact traffic flows on adjacent lanes.
3. It is not clear on the submitted plans whether existing signage within the road reserve will be relocated.

TfNSW does not support this application in its current form. Upon receipt of the swept path plans that demonstrate forward entry and exit into the driveway and amended driveway plans, TfNSW will review this application further and respond accordingly.

In addition to the above, TfNSW provides the following advisory comments to Council for consideration in its determination of the development application:

1. Transport for NSW has previously vested a strip of land as road along the Warringah Road frontage of the subject property, as shown by grey colour on the attached Aerial – “X”. Transport for NSW has also previously acquired an easement for support over the subject property as shown by the brown colour on the attached Aerial – “X”, defined by DP27640 and noted on title (Dealing G734950).

There are no objections to the development proposal on property grounds provided:

- Any new building or structures, together with any improvements integral to the future use of the site, are erected clear of the identified easement and Warringah Road boundary (unlimited in height or depth);
- Access to the Transport for NSW easement is not to be denied; and
- The integrity of the Transport for NSW easement is not to be compromised.

If you have any further questions please direct attention to Development Assessment Officer, Shoba Sivasubramaniam, on 0431446623 or email development.sydney@rms.nsw.gov.au. I hope this has been of assistance.

Yours sincerely,



Malgy Coman
Senior Land Use Planner

