



Transport
for NSW

27 April 2021

TfNSW Reference: SYD20/00870/02

Council Reference: CNR-20964 - REV2021/0014 - DA2020/0824

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

Attention: **DA Planning Portal**

REQUEST FOR REVIEW OF DETERMINATION UNDER SECTION 8.2(1)(A) AND AMENDED PLANS FOR SHOP TOP HOUSING DEVELOPMENT - 321-331 CONDAMINE STREET, MANLY VALE

Dear Sir/Madam,

Reference is made to Council's correspondence dated 20 April 2021, regarding the abovementioned Application which was referred to Transport for NSW (TfNSW) for comment.

TfNSW has reviewed the submitted application and notes that the amended plans are to address Council's building height, ceiling height, building setback, and pedestrian and vehicle safety requirements. Therefore, the requirements in the TfNSW letter dated 23 August 2020 remain applicable and need to be included in any consent issued by Council under this review (see attachment).

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,

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

Malgy Coman
Senior Land Use Planner



23 August 2020

Our Reference: SYD20/00870/01
Council Reference: CNR 10538 DA2020/0824

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

Attention: Daniel Milliken

Dear Sir/Madam,

CONSTRUCTION OF SHOP TOP HOUSING DEVELOPMENT – 321-331 CONDAMINE STREET, MANLY VALE

Reference is made to Council's correspondence dated 31 July 2020, regarding the abovementioned application which was referred to Transport for New South Wales (TfNSW) for comment.

Transport for New South Wales has reviewed the submitted application and requests the following requirements to be included as conditions in any consent issued by Council:

1. 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 TfNSW approval is issued.

2. 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 GTD2012/001.

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. Documents should be submitted to Development.Sydney@rms.nsw.gov.au.

Excavation below the level of the base of the footings of Condamine street are proposed. The person acting on the consent shall ensure that TfNSW are given at least (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

Notice should also be given to council for excavation below the base of the footings on other adjoining local roadways with at least seven (7) day notice of the intention.

3. 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 Condamine Street.
4. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre 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>
5. 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.

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 (Roads) advises that the subject property is within a broad area currently under investigation for the proposed Western Harbour Tunnel and Beaches Link motorway. An updated reference design has been released for the road proposal and at present TfNSW (Roads) advises that the subject property remains within the area of investigation.

The NSW Government has carried out extensive community engagement on the proposed design. Feedback received from all stakeholders will be considered as the design is finalised for the project's environmental assessment, which includes exhibition of environmental impact statements. The environmental impact statement for the Western Harbour Tunnel and Warringah Freeway Upgrade was on display between 29 January and 30 March 2020, and is now complete. A submissions report to respond to the issues raised is being prepared and will be made public. The environmental impact statement for the Beaches Link will be on display later this year.

Further information in regard to the Western Harbour Tunnel and Beaches Link Motorway Project can be obtained by contacting the Project Team – E mail: whtbl@rms.nsw.gov.au; Ph: 1800 931 189 or by visiting the project website at <http://www.rms.nsw.gov.au/projects/sydney-north/western-harbour-tunnel-beacheslink/index.html>.

If you have any further questions please direct attention to the undersigned on 8849 2413 or email development.sydney@rms.nsw.gov.au. I hope this has been of assistance.

Yours sincerely



Malgy Coman
Senior Land Use Planner