

1 February 2023

TfNSW Reference: SYD19/00291/06  
Council Reference: CNR-50501

Mr Ray Brownlee,  
Chief Executive Officer  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655

Attention: Max Duncan

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**SECTION 4.55 MODIFICATION  
ALTERATIONS AND ADDITIONS OF A RESIDENTIAL FLAT BUILDING  
12 BOYLE STREET AND 307 SYDNEY ROAD, BALGOWLAH**

Dear Mr Brownlee

Reference is made to Council's correspondence of 11 January 2023, regarding the abovementioned modification, which was referred to Transport for NSW (TfNSW) under section 109 of the *Environmental Planning and Assessment Regulations 2021*.

TfNSW has reviewed the proposed modifications and does not support the proposed modifications in the current format, due to the following reason:

- In the submitted "Traffic and Parking Assessment" report (page 6) and "Schedule of modification and Benefits" report, (page 29), there is inconsistent information in relation to the proposed vehicle crossing on Sydney Road (classified road).

As Sydney Road is a classified road, concurrence is required from TfNSW under section 138 of the *Roads Act, 1993*. Concurrence will not be given by the agency until the Applicant:

- Amends the documents to include a consistent final access arrangement on Sydney Road according to agreed vehicle driveway design.
- Addresses comments provided in TfNSW's previous submission in **TAB A**.

Upon receiving the above information, TfNSW will recommence its assessment of the application and provide a response accordingly.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Divna Cvetojevic, Development Assessment Officer, on 0455 515 259 or by email at [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

Yours sincerely,



**Brendan Pegg**  
A/Director Land Use  
Planning and Programs, Greater Sydney Division

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Transport  
Roads & Maritime  
Services

15 March 2019

Our Reference: SYD19/00291 (A26143715)

Council Reference: DA2018/0081

The General Manager  
Northern Beaches Council  
Civic Centre, 725 Pittwater Road  
DEE WHY NSW 2099

Attention: Benjamin Price

Dear Sir/Madam,

**PROPOSED RESIDENTIAL APARTMENT INCORPORATING EXISTING HERITAGE LISTED DWELLING HOUSE AT 12 BOYLE STREET & 307 SYDNEY ROAD BALGOWLAH**

Reference is made to Council's correspondence dated 22 February 2019, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) in accordance with Schedule 3 of *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime has reviewed the submitted documentation and does not support this development as its current form. Roads and Maritime provides the following comments for Council's consideration:

1. Sydney Road is a Classified State Road which carries a high volume of traffic, where transport efficiency of through traffic is of great importance. In order to maintain road network efficiency and road safety all vehicles are to be wholly contained on site before being required to stop.

To satisfy the above requirements Roads and Maritime request for swept path diagrams demonstrating simultaneous movements at the driveway along Sydney Road.

2. From the submitted information it was noted that the driveway along Sydney Road is 3m wide. 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.
3. Since the access handle (Right of Way) from Sydney Road would be used by multiple properties it is likely that in some instance there would be simultaneous vehicle movements. In order to accommodate simultaneous movements within the RoW and to avoid reversing out to Sydney Road (Classified Road) plans with swept path diagrams should be submitted to Roads and Maritime identifying necessary passing bay(s) along this access handle.

**Roads and Maritime Services**

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

[www.rms.nsw.gov.au](http://www.rms.nsw.gov.au) | 13 22 13

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The applicant is advised that the above information is required to allow Roads and Maritime to complete the assessment of this Application. Roads and Maritime may also request further information if necessary.

Any inquiries in relation to this Application can be directed to Amanda Broderick on 8849 2391 or [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

Yours Sincerely,

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

Ahsanul Amin  
**A/Senior Land Use Planner**  
**Sydney Division - North West Precinct**