

27 April 2020

TfNSW Reference: SYD20/00174/02
Council Reference: DA2019/1409
Planning Portal Reference: CNR-4704

Annabelle Lindsay
Northern Beaches Council
PO Box 82,
Manly, NSW, 1655

Dear Annabelle,

UPDATED SWEEP PATH PLAN FOR DWELLING – 911 PITTWATER ROAD, COLLAROY.

Reference is made to Council's correspondence dated 6 April 2020, regarding the abovementioned application update 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 would provide concurrence under Section 138 of the Roads Act 1993 subject to the following conditions are incorporated into any consent issued by Council:

1. The proposed sliding driveway gate will create a safety risk as there is not enough space for a vehicle to stop within the driveway area to open the gate without overhang onto Pittwater Road. Therefore the proposed gate is not to be provided within 6 metre from the property line.
2. The design and construction of the replacement gutter crossing on Pittwater Road shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to DeveloperWorks.Sydney@rms.nsw.gov.au with detailed design plans of the proposed gutter crossing 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@rms.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. 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. Please send all documentation 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

4. All buildings and structures, 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.

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 Construction Traffic Management Plan (CTMP) detailing construction vehicle routes, number of trucks, hours of operation and access arrangements should be submitted to Council for approval prior to the issue of a Construction Certificate.

If you have any further questions, David Osborne would be pleased to take your call on 0428 955 780 or please email development.sydney@rms.nsw.gov.au. I hope this has been of assistance.

Yours sincerely



Pahee Rathan
Senior Land Use Assessment Coordinator

