

9 July 2020

TfNSW Reference: SYD20/00720/01

Council Reference: CNR-9249 - DA2020/0634

The General Manager  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655

Attention: Lina Polito

**CONSTRUCT SHOP TOP HOUSING DEVELOPMENT - 396-402 SYDNEY ROAD,  
BALGOWLAH**

Dear Sir/Madam,

Reference is made to Council's correspondence dated 24 June 2020, regarding the abovementioned Application which was referred to Transport for NSW (TfNSW) for comment in accordance with the *State Environmental Planning Policy (Infrastructure) 2007*.

TfNSW has reviewed the development application and requires a traffic and parking impact assessment provided to TfNSW for review prior to the determination of the application.

The traffic and parking impact assessment should include, but not limited to:

- Details of current traffic and transport conditions in the vicinity of the subject site;
- Details of the estimated daily and peak hour trips generated by the proposal, including vehicle, public transport, pedestrian and bicycle trips;
- The adequacy of existing public transport or any future public transport infrastructure within the vicinity of the subject site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand of the proposed development;
- the impacts of trips generated by the development on the road network, public transport network, on-street parking supply and pedestrian and bicycle networks and associated measures to mitigate these impacts;
- An assessment of the layout of the proposed car parking areas, including parking space dimensions, circulation aisle, driveways, grades, turn paths, sight distance in accordance with the requirements of AS 2890.
- Details of the vehicular crossing including swept path plans demonstrating vehicles can enter and exit the site simultaneously.
- Details of service vehicles, including removalists vehicle, access to the site.

Upon receipt of the above requested information, TfNSW will review and provide a response accordingly.

If you have any further questions, Mr. Felix Liu would be please to take your call on 8849 2113 or email [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au). I hope this has been of assistance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Pahee Rathan', with a stylized flourish at the end.

**Pahee Rathan**

Senior Land Use Assessment Coordinator