

4 March 2022

Mr Ray Brownlee  
Chief Executive Officer  
Northern Beaches Council  
725 Pittwater Road  
Dee Why NSW 2099

Dear Mr Brownlee,

**PROPOSED DWELLING AND GRANNY FLAT  
552 PITTWATER ROAD, NORTH MANLY**

Reference is made to Council's referral dated 22 February 2022, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for concurrence under section 138 of the *Roads Act 1993*.

TfNSW has reviewed the development application and would provide concurrence to the proposed civil works on Pittwater Road under section 138 of the *Roads Act 1993*, subject to Council's approval and the following requirements being included in the development consent:

1. 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.
2. The design and construction of the kerb and gutter crossing on Pittwater Road shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to [DeveloperWorks.Sydney@transport.nsw.gov.au](mailto:DeveloperWorks.Sydney@transport.nsw.gov.au)

Detailed design plans of the proposed gutter are 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@transport.nsw.gov.au](mailto:development.sydney@transport.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@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au)

A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.

4. All vehicles are to enter and exit in a forward direction.
5. All vehicles are to be wholly contained on site before being required to stop.
6. 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.
7. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Pittwater Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>

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

**Transport for NSW**

27-31 Argyle Street, Parramatta NSW 2150 | PO Box 973, Parramatta NSW 2150  
P (02) 8265 6962 | W [transport.nsw.gov.au](http://transport.nsw.gov.au) | ABN 18 804 239 602

1. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2018 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Hans Pilly Mootanah, Land Use Planner, on telephone 8849 2076 or by email at [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

Yours sincerely,

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

**Brendan Pegg**  
**A/Senior Manager Land Use Assessment Eastern**  
**Planning and Programs, Greater Sydney Division**

**Transport for NSW**

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