



4 November 2020

TfNSW Reference: SYD20/01172/02

Council Reference: CNR-10553 – DA2020/0816

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

Attention: DA Planning

DEMOLITION OF EXISTING AGED CARE FACILITY AND CONSTRUCTION OF AGED CARE FACILITY WITH 118 BEDS - 23 BASSETT STREET, MONA VALE

Dear Sir/Madam,

Reference is made to Council's correspondence dated 12 October 2020, regarding the abovementioned Application which was referred to Transport for NSW (TfNSW) for comment in accordance with Schedule 3 of *State Environmental Planning Policy (Infrastructure) 2007*.

TfNSW has reviewed the submitted application and provides the following comments for Council's consideration in the assessment of this application:

1. The submitted Traffic Report does not provide information regarding the trip distribution for this development and potential impacts from the development on the right turn storage bay on Barrenjoey Road (at the Barrenjoey Road and Bassett Street signalized intersection) during peak periods on the road network.
2. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system on Barrenjoey Road 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.

3. 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.

If you have any further questions please direct attention to Malgy Coman on 8849 2413 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