

7 February 2023

TfNSW Reference: SYD23/00042
Council Reference: DA/2022/1972 (CNR-48726)

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

**PROPOSED RESIDENTIAL DWELLING
231 MCCARRS CREEK ROAD, CHURCH POINT**

Dear Mr Brownlee,

Reference is made to the Council's referral dated 16 January 2023, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for concurrence under section 138 of the *Roads Act 1993* and in accordance with clause 2.119 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

TfNSW has reviewed the development application and would provide concurrence to the proposed vehicular crossing and associated civil works on McCarrs Creek 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. The design and construction of the gutter crossing on McCarrs Creek Road shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to developerworks.sydney@transport.nsw.gov.au.

Detailed design plans of the proposed gutter crossing 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.

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.

2. 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.

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

3. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2020/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW. Please send all documentation to development.sydney@transport.nsw.gov.au

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

4. 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 Parking Restrictions may be required to maintain the required sight distances at the driveway.

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5. Sight distances from the proposed vehicular crossings to vehicles on McCarrs Creek Road are to be in accordance with the Austroads Guide to Road Design: Part 4A: Unsignalised and Signalised Intersections (Section 3 – Sight Distance) and AS 2890. Vegetation and proposed landscaping/fencing must not hinder sight lines to and from the vehicular crossings to pedestrians, cyclists, and motorists.
6. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
7. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre (TMC) for any works that may impact on traffic flows on McCarrs Creek Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

In addition to the above, TfNSW advises that upon receiving the civil design plans the Applicant may be required to erect a 'Concealed Driveway' (w5-55-1) sign to be erected, at no cost to TfNSW, before the proposed vehicular crossover.

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

Yours sincerely,



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