

Our Reference: SYD21/01192
Council Reference: DA2021/0744 (CNR-23548)

19 October 2021

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

Dear Mr Brownlee

**PROPOSED SHOP TOP HOUSING DEVELOPMENT
50 LAWRENCE STREET, FRESHWATER**

Reference is made to Council's referral dated 28 September 2021, 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 submission and notes that:

- Oliver Street, at this location, is a 2000 series regional classified road under the care and control of Council, however concurrence under section 138 of the *Roads Act, 1993* is required from TfNSW.

Having regard for the above, TfNSW does not support the development due to the following reasons:

1. TfNSW advises that the Australian Guidelines "Planning for Road Safety" is based on the widely accepted principle of conflict reduction by separating the traffic movement and land access functions as much as possible. As such, the number of access points should be minimised.
2. TfNSW advises that current practice is to limit the number of vehicular conflict points along the classified road network to maintain network efficiency and road safety. This current practice is reflected in Section 6.2.1 of TfNSW current publication of the Guide to Traffic Generating Developments, which states '*access across the boundary with a major road is to be avoided wherever possible*'.

Oliver Street is a classified road, which carries a high volume of traffic, where transport safety and efficiency is of great importance.

Further to the above, clause 101(2a) of *State Environmental Planning Policy (Infrastructure) 2007*, states: "The consent authority must not grant consent to development on land that has frontage to a classified road unless it is satisfied that: where practicable, vehicular access to the land is provided by a road other than the classified road".

As the subject site has alternative vehicular access via the local road network (Dowling Street), TfNSW does not provide concurrence under section 138 of the *Roads Act, 1993*.

Transport for NSW

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Upon receipt of amended plans that demonstrates all access to the site via the local road network and redundant driveways on Oliver Street closed off with kerb and gutter to match existing, TfNSW will review and provide a response accordingly.

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,

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

Brendan Pegg
Senior Land Use Planner
Planning and Programs, Greater Sydney Division

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