

24 February 2023

TfNSW Reference: SYD23/00184  
Council Reference: DA2022/2081 (CNR-51895)

Mr. Ray Brownlee  
Chief Executive Officer  
Northern Beaches Council  
PO Box 82 Manly  
NSW 1655

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**PROPOSED GOLF AND COMMUNITY CLUB (ANCILLARY CLUBHOUSE AND AMENITIES BUILDING)  
433 PITTWATER ROAD, NORTH MANLY**

Dear Mr. Brownlee,

Reference is made to Council's referral, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for comment under clause 2.119 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

TfNSW has reviewed the application and recommends that the following conditions are included in any consent issued by Council:

1. All buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited height or depth) along the Pittwater Road boundary.
2. Any public utility adjustment/relocation works on the state road network will require detailed civil design plans for road opening /underboring to be submitted to TfNSW for review and acceptance prior to the commencement of any works.

The developer must also obtain necessary approvals from the various public utility authorities and/or their agents. 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.

3. 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 for Council's consideration in determining the application:

1. An operation management plan for the site should be considered to ensure minimal impact on general traffic and bus operations.

For more information, please contact Vic Naidu, Land Use Planner via email at [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

Yours sincerely,



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

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