

30 March 2021

TfNSW Reference: SYD21/00329/01

Council Reference: CNR-19464 - DA2021/0179

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

Attention: **DA Planning**

**CONSTRUCT BOARDING HOUSE - 255 CONDAMINE STREET, MANLY VALE**

Dear Sir/Madam,

Reference is made to Council's correspondence dated 16 March 2021, regarding the abovementioned Application which was referred to Transport for NSW (TfNSW) for concurrence in accordance with Section 138 of the *Roads Act, 1993*.

TfNSW has reviewed the development application and is unable to provide concurrence due to the following reasons:

1. Swept path plans of SRV entering and exiting the site from the kerbside lane of Condamine Street were not submitted for review. Lane allocation of Condamine Street should be included on plans to demonstrate manoeuvres from the kerbside lane such that traffic flows on adjacent lanes are not impacted.
2. Submitted plans only indicate the driveway within the property boundary. The driveway crossover, kerb and gutter should be included in all submitted plans. This includes requested swept path plans, which should include the driveway crossover to demonstrate movements from/into the kerbside lane.
3. Swept path plans demonstrating forward entry and exit of passenger vehicles from the kerbside lane into each proposed car space were not submitted for review. Adequate turnaround space should be provided onsite and cars should also be able to exit the site in a forward direction when all car spaces are occupied.

Upon receipt of the above requested information, TfNSW will undertake assessment and provide comments and requirements accordingly under Section 138 of the *Roads Act, 1993*.

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

1. Transport for NSW previously resumed and dedicated a strip of land as road along the Condamine Street frontage of the subject property, as shown by grey colour on the attached Aerial – “X”. 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 in height or depth), along the Condamine Street boundary.

Transport for NSW (Roads) also advises that the subject property is within a broad area currently under investigation for the proposed Western Harbour Tunnel and Beaches Link motorway. An updated reference design has been released for the road proposal and at present TfNSW (Roads) advises that the subject property remains within the area of investigation.

The NSW Government has carried out extensive community engagement on the proposed design. Feedback received from all stakeholders will be considered as the design is finalised for the project’s environmental assessment, which includes exhibition of environmental impact statements. The environmental impact statement for the Western Harbour Tunnel and Warringah Freeway Upgrade was on display between 29 January and 30 March 2020, and is now complete. A submissions report to respond to the issues raised is being prepared and will be made public. The environmental impact statement for the Beaches Link is now on public exhibition from 9 December 2020 to 1 March 2021.

Further information in regard to the Western Harbour Tunnel and Beaches Link Motorway Project can be obtained by contacting the Project Team – E mail: [whtbl@rms.nsw.gov.au](mailto:whtbl@rms.nsw.gov.au); Ph: 1800 931 189 or by visiting the project website at <http://www.rms.nsw.gov.au/projects/sydney-north/western-harbour-tunnel-beacheslink/index.html>.

If you have any further questions please direct attention to Malgy Coman on 8849 2413 or email [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au). I hope this has been of assistance.

Yours sincerely,



**Malgy Coman**  
Senior Land Use Planner

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