



15 April 2021

TfNSW Reference: SYD20/00504/02

Council Reference: CNR-19370 - DA2021/0124

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

Attention: **DA Planning Portal**

ALTERATIONS/ADDITIONS TO EXISTING DWELLING – 35A PLATEAU ROAD, AVALON

Dear Sir/Madam,

Reference is made to Council's correspondence dated 24 March 2021, regarding the abovementioned Application which was referred to Transport for NSW (TfNSW) for comment.

TfNSW has reviewed the development application and requests that the following requirements are included as condition in any consent:

1. The subject property is partly affected by a County Road Reservation as shown on Council's Planning Scheme Maps and by the broken green boundary line on the attached Aerial – "X". Any new building or substantial structures, are to be erected clear of the County Road Reservation and Barrenjoey Road boundary (unlimited in height or depth).

On the area of land that is affected by a road proposal, TfNSW does not support the construction of any new buildings or substantial structures. However, the TfNSW policy is that it would not object to normal maintenance and repairs, nor to minor alterations and additions within the property boundary. In this regard, the proposed retaining wall would be considered to be a 'minor' structure and thus allowable within the above parameters.

2. Access is denied across the property boundary to Barrenjoey Road.
3. The post-development storm water discharge from the subject site into the TfNSW drainage system should not exceed the pre-development discharge. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system on Barrenjoey Road should be submitted to TfNSW for review. 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.

4. 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 GTD2012/001.

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@rms.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.

5. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Barrenjoey Road.
6. A Construction Pedestrian Traffic Management Plan (CPTMP) 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 Development Assessment Officer, Shoba Sivasubramaniam, on 0431446623 or email development.sydney@rms.nsw.gov.au. I hope this has been of assistance.

Yours sincerely,



Malgy Coman
Senior Land Use Planner

