

30 April 2025

TfNSW Reference: SYD25/00248/02
Council's Reference: DA2025/0143 (CNR-79314)

Mr Scott Phillips
Chief Executive Officer
Northern Beaches Council
PO Box 82
Manly NSW 1655

**PROPOSED SHOP TOP HOUSING
1749-1753 PITTWATER ROAD, MONA VALE**

Dear Mr Phillips,

Reference is made to the Council's re-referral of the above Development Application (DA) on 14 April 2025. TfNSW notes that the DA was re-referred to Transport for NSW (TfNSW) for comment under Section 2.122 of the *State Environment Planning Policy (Transport and Infrastructure) 2021* and not under Section 2.119 of the *State Environment Planning Policy (Transport and Infrastructure) 2021* as detailed in the TfNSW response dated 18 March 2025.

Following a review of the information submitted with the DA, TfNSW re-advises that it has no objections to the application and recommends that the following requirements are included in any consent issued by Council:

1. 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 prior to the issue of a Construction Certificate and 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) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

2. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system on Pittwater Road are to be submitted to TfNSW for approval, prior to the issue of a Construction Certificate and 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. Any public utility adjustment/relocation works on the state road network (i.e. Pittwater Road) will require detailed civil design plans for road opening/underboring to be submitted to TfNSW for review and acceptance prior to the issue of a Construction Certificate and the commencement of any works. The developer must also obtain any necessary approvals from the various public utility authorities and/or their agents. 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.
4. The developer is required to enter a Works Authorisation Deed (WAD) with TfNSW, or other suitable arrangement as agreed to by TfNSW, for the works required by Conditions 1, 2 and 3 that impact Pittwater Road.
5. All demolition and construction vehicles are to access the site via the local road network. A construction zone will not be permitted on Pittwater Road when the bus lane is in operation.
6. A Road Occupancy Licence (ROL) shall be obtained from the 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>
7. For the life of the completed development, garbage trucks are not permitted to service the site directly from the Pittwater Road frontage. All other servicing of the site (e.g. for the retail premises) shall occur from within the site.

Further to the above, the following advisory comments are provided for the Council's consideration in its assessment and determination of the DA:

1. The provisions of Section 2.120 (Impact of road noise or vibration on non-road development) of *State Environmental Planning Policy (Transport and Infrastructure) 2021* apply to the submitted application as the annual average daily traffic volume along this section of Pittwater Road is more than 20,000 vehicles.

As such, the developer will need to demonstrate to the satisfaction of the determining authority that the application is able to comply with provisions contained in Section 2.120 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* specifically in relation to measures to ensure the required noise levels as detailed in Subclause 3 are not exceeded when the building is ready to be occupied.

For more information, please contact Narelle Gonzales, Development Assessment Officer, on 0409 541 879 or by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,



Andrew Lissenden
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