



25 May 2020

TfNSW Reference: SYD20/00517/01  
Council Reference: CNR-7431 DA2020/0431

General Manager  
Northern Beaches  
PO Box 82  
Manly NSW 1655

Attention: Kylie Bridge

**CONSTRUCT COMMERCIAL UNITS AND BOARDING HOUSE - 1129 PITTWATER ROAD - COLLAROY**

Dear Sir/Madam,

Reference is made to Council's correspondence dated 6 May 2020, regarding the abovementioned Application which was referred to Transport for NSW (TfNSW) for comment in accordance with the State Environmental Planning Policy (Infrastructure) 2007.

TfNSW has reviewed the submitted information and provides the following requirements being included in the development consent:

1. All buildings and structures including signage (other than pedestrian footpath awnings), 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 Pittwater Road boundary.
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 commencement of any works. Documents should be submitted to [Development.Sydney@rms.nsw.gov.au](mailto: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.

3. 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. Documents should be submitted to [Development.Sydney@rms.nsw.gov.au](mailto: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

4. The proposed stormwater connection and associated road works along Pittwater Road shall be designed to meet TfNSW requirements, and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with AUSTRROADS and other Australian Codes of Practice. The certified copies of the civil design plans shall be submitted to TfNSW for consideration and approval prior to the release of the Construction Certificate by the Principal Certifying Authority and commencement of road works. Documents should be submitted to [Development.Sydney@rms.nsw.gov.au](mailto:Development.Sydney@rms.nsw.gov.au)

The developer is required to enter into a Works Authorisation Deed (WAD) for the abovementioned works.

TfNSW fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

5. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council and TfNSW for review and approval prior to the issue of a Construction Certificate.
6. 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/oplinclLogin.jsf>
7. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping.

The following comments are also provided for Council's consideration in the determination of the application:

1. The proposed development will generate higher vehicle trips than the existing land uses, which results in the increased possibility of vehicle movement conflict at the Right of Way area, which not allow 2 vehicles passing simultaneously. The applicant should demonstrate how this conflict to be managed.
2. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2002 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.

If you have any further questions, Mr. Felix Liu would be please to take your call 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,

A handwritten signature in black ink, appearing to read 'Pahee Rathan', written in a cursive style.

**Pahee Rathan**  
Senior Land Use Assessment Coordinator