



31 May 2022

My Ray Brownlee
Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Dear Mr Brownlee

**MIXED USE SHOP TOP HOUSING DEVELOPMENT
291-293 CONDAMINE STREET, MANLY VALE**

Reference is made to Council's referral dated 10 May 2022, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) in accordance with clause C.2 121 of *State Environmental Planning Policy (Transport & Infrastructure) 2021*.

TfNSW has reviewed the submitted modification and notes all access to the site is via Somerville Place. Therefore, TfNSW raises no objections to the development proposal subject to the following conditions being included in any consent issued by Council:

1. All buildings and structures other than pedestrian footpath awnings together with any improvements integral to the future use of the site are wholly within the freehold property, along the Condamine Street boundary.
2. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to TfNSW for approval, prior to the 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. 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 GTD2020/001.

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@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) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

4. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Condamine Street during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>

Transport for NSW

27-31 Argyle Street, Parramatta NSW 2150 | PO Box 973, Parramatta NSW 2150
P (02) 8265 6962 | W transport.nsw.gov.au | ABN 18 804 239 602

In addition to the above, TfNSW advises the subject property is within or close to the proposed project area for a future Beaches Link and Gore Hill Freeway Connection project.

The NSW Government has carried out extensive community engagement on the proposed design in 2017 and 2018. Following this feedback, the updated reference design was presented in the Environmental Impact Statement for the Beaches Link and Gore Hill Freeway Connection project, which was placed on public exhibition between 9 December 2020 to 1 March 2021.

After planning approvals are granted, and also after construction commences, there is always a possibility of alignment changes as road and tunnel designs are refined. Therefore, there is a chance for different properties to require acquisition than those shown in EIS documentation and on Transport websites. Where this occurs, Transport advises affected properties as soon as it can. About the Beaches Link and Gore Hill Freeway Connection project

The NSW Government's vision for Sydney is one of an integrated road and public transport network that gives you the freedom to choose how and when you get around, no matter where you live and work. Beaches Link is an integrated transport solution that will improve car and bus journey times to and from the Northern Beaches. It will also provide new connections to St Leonards and Macquarie Park linking people with jobs, education and services. Beaches Link will connect to the Sydney road network at the Warringah Freeway near Cammeray and the Gore Hill Freeway at Artarmon, cross underneath Middle Harbour and connect with the Burnt Bridge Creek Deviation at Balgowlah and Wakehurst Parkway at Seaforth, via a three lane 7.2 kilometre twin tunnels.

Wakehurst Parkway at Seaforth will also be widened from one lane to two in each direction between Seaforth and Frenchs Forest. The Beaches Link and Gore Hill Freeway Connection project, along with Western Harbour Tunnel, is expected to support around 15,000 full-time equivalent jobs during construction.

Further information in regard to the Beaches Link and Gore Hill Freeway Connection Project can be obtained by contacting the Project Team – E mail: whtbl@transport.nsw.gov.au; Ph: 1800 931 189 or by visiting the portal at nswroads.work/blportal.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Hans Pilly Mootanah, Land Use Planner by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,



James Hall
Senior Land Use Planner
Land Use Assessment Eastern
Planning and Programs, Greater Sydney Division

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