16 June 2020

TfNSW Reference: SYD20/00018/02
Council Reference: DA2019/1480

Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention: Alexander Keller

ADDITIONAL DESIGN PLANS FOR BOARDING HOUSE - 242 WARRINGAH ROAD, BEACONS HILL

Dear Sir/Madam,

Reference is made to Council's correspondence dated 26 May 2020, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for comment in accordance with Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*.

TfNSW has reviewed the submitted application and raises no objection to the application. TfNSW requests that the following requirements are incorporated into any consent issued by Council:

1. TfNSW has previously vested a strip of land as road along the Warringah Road 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 Warringah Road boundary.

2. 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.

   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.

3. 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 for approval prior to the issue of a Construction Certificate.

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

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 Warringah Road.

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

1. 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, and AS2890.6-2009. Parking Restrictions may be required to maintain the required sight distances at the driveway.

2. Sight distances from the proposed vehicular crossings to vehicles on Ellis Road are to be in accordance with the Austroads Guide to Road Design: Part 4A: Unsignalised and Signalised Intersections (Section 3 – Sight Distance) and AS 2890. Vegetation and proposed landscaping/fencing must not hinder sight lines to and from the vehicular crossings to motorists, pedestrians and cyclists.

3. The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.

4. All vehicles are to enter and leave the site in a forward direction.

5. All vehicles are to be wholly contained on site before being required to stop.

Yours sincerely,

Pahee Rathan
Senior Land Use Assessment Coordinator