

10 January 2025

TfNSW Reference: SYD24-02079/01
Council Reference: DA2024/1684 (CNR-77236)

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

Attention: daplanningportal@northernbeaches.nsw.gov.au

**ALTERATIONS AND ADDITIONS TO A SHOP TOP HOUSING DEVELOPMENT
638 PITTWATER ROAD, BROOKVALE**

Dear Mr Phillips,

Reference is made to Council's referral regarding the abovementioned modification application which was referred to Transport for NSW (TfNSW) for comment under section 2.119 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* and for concurrence under section 138 of the *Roads Act 1993*.

TfNSW has reviewed the modification application (**Mod**) and notes that the Mod seeks to provide an additional 20 apartments through the construction of an additional storey residential accommodation, and the additional traffic generation potential of the proposed modification component of the development is unlikely to have a significant impact on the classified road network.

As such, TfNSW provides concurrence under section 138 of the *Roads Act 1993*, subject to Council's approval and the following conditions being included in any consent issued by the 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 (unlimited in height or depth), along the Pittwater Road boundary.
2. The redundant driveway on the Pittwater Road boundary shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter and associated works on Pittwater Road shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to developerworks.sydney@transport.nsw.gov.au.

Detailed design plans of the proposed kerb and gutter are to be submitted to TfNSW for approval prior to the issue of a construction certificate and commencement of any road works. Please send all documentation to development.sydney@transport.nsw.gov.au.

3. 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.
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 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.

5. Any proposed public utility adjustment/relocation works on the state road network will require detailed civil design plans for road opening/under boring to be submitted to TfNSW for review and acceptance prior to 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.

6. The developer is required to enter a Works Authorisation Deed (**WAD**) for the abovementioned works required by Condition 2, 3, 4 & 5. A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by TfNSW.
7. As the annual average daily traffic volume along this section of Pittwater Road exceeds 20,000 vehicles a day, the proposed development on the site should be designed such that road traffic noise from the Pittwater Road is mitigated by durable materials to satisfy the requirements for habitable rooms under Section 2.120 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*.
8. A Road Occupancy Licence (**ROL**) shall be obtained from Transport Management Centre (**TMC**) 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.js>.

For more information, please contact Xin Zhao, Land Use Planner via phone on 0466 599 538, or by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,



Vic Naidu
A/Senior Land Use Planner- Eastern
Land Use, Network & Place Planning
Transport Planning | Planning, Integration and Passenger