



3 May 2022

Our Reference: SYD22/00432/01

Council Reference: CNR-38102-
DA2022/0469(fA12064571)

Mr Ray Brownlee
General Manager
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Dear Mr Brownlee,

**MIXED USE DEVELOPMENT
1102 BARRENJOEY ROAD, PALM BEACH**

Reference is made to Council's referral dated 12 April 2022, regarding abovementioned development which was referred to Transport for NSW (TfNSW) in accordance with clauses 101 and 104 *State Environmental planning Policy (Infrastructure) 2007* and for concurrence under section 138 of the *Roads Act, 1993*.

TfNSW has reviewed the development application and would provide concurrence to the proposed vehicular crossing and associated civil works on Barrenjoey Road under section 138 of the *Roads Act 1993*, subject to Council's approval and the following requirements being included in the development consent:

1. All buildings and structures, 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 Barrenjoey Road boundary.
2. The redundant driveway on the Barrenjoey Road boundary shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Barrenjoey 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. The design is to allow for adequate clearance between simultaneous entry/exit movements at the kerb in accordance with AS2890. Please send all documentation to development.sydney@transport.nsw.gov.au.

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.

3. The design and construction of the gutter crossing on Barrenjoey 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 gutter crossing 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.

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.

4. 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.

5. 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.

6. 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 Barrenjoey Road.
7. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Barrenjoey Road during construction activities.

Should you have any further enquiries in relation to this matter, please do not hesitate to contact Brett Morrison, Development Assessment Officer, by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,



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