

29 May 2023

TfNSW Reference: SYD23/00241 (CNR-54601)
Council's Reference: DA2023/0374



Ms Louise Kerr
Acting Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
DEE WHY, NSW 2099

**CARPORT AND CAR PARKING PLATFORM WITH AN UNDERCROFT OFFICE/STUDIO
18-20 THE SERPENTINE, BILGOLA BEACH**

Dear Ms Kerr,

Reference is made to Council's referral regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for comment in accordance with clause 2.118 of the *State Environment Planning Policy (Transport and Infrastructure) 2021*. TfNSW advises that:

- The subject property is partly affected by a County Road Reservation as shown on Council's Planning Scheme Maps and by the broken green boundary line in **TAB A**.
- The subject property is also within an area currently under investigation by TfNSW, for proposed future road improvement proposals as shown by blue line in **TAB A**.

The investigations completed to date indicate that there is the potential that the frontage of the site on Barrenjoey Road may be impacted. However, the investigations have not yet advanced to the stage where options have been defined and it is not possible at this date to provide any more definite information as to the likely requirement for any part of the property.

- TfNSW policy is to not object to normal maintenance and repairs, nor to minor alterations and additions where an existing building is affected by a road proposal. TfNSW does not support the construction of any new buildings or substantial structures on land affected by a road proposal.

As such, after review of the submitted application which proposes a carport and undercroft studio/office space, TfNSW consider these as 'minor' alterations and additions and thus allowable within TfNSW policy. As such, TfNSW raises no objections to the application.

For more information, please contact Narelle Gonzales, Development Assessment Officer via phone on 0409 541 879, by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink that reads 'B. Pegg'.

Brendan Pegg
Senior Manager Land Use Assessment Eastern
Planning and Programs, Greater Sydney Division

OFFICIAL

TAB A

