



25 January 2021

TfNSW Reference: SYD20/01453/01

Council Reference: CNR-12938 - DA2020/1179

The General Manager
Northern Beaches Council
PO Box 1336
DEE WHY NSW 2099

CONSTRUCT SENIORS DEVELOPMENT & AMALGAMATE WITH NEIGHBOURING APPROVED DEVELOPMENT - 38 PARK STREET & 1793, 1795, 1797 PITTWATER ROAD, MONA VALE

Dear Sir/Madam,

Reference is made to Council's correspondence dated 14 December 2020, regarding the abovementioned Application which was referred to Transport for NSW (TfNSW) for comment.

TfNSW has reviewed the development application and raises no objections to the Application. In addition, TfNSW also provides the following comments for Council's consideration:

1. The redundant driveway on the Park Street boundary shall be removed and replaced with kerb and gutter. The design and construction of the reinstated kerb and gutter and the new gutter crossing on Park Street shall be to council's satisfaction.
2. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system on Pittwater Road are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to development.sydney@rms.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 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. Documents should be submitted to
Development.Sydney@rms.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 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.
5. A construction zone on Pittwater Road will not be permitted
6. The proposed development will generate additional pedestrian movements in the area. Pedestrian safety is to be considered in the vicinity.

If you have any further questions please email development.sydney@rms.nsw.gov.au. I hope this has been of assistance.

Yours sincerely,



Pahee Rathan
Senior Land Use Assessment Coordinator