

Our Reference: SYD21/01348
Council Reference: DA2021/1912 (CNR-30563)

18 November 2021

My Ray Brownlee
Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Dear Mr Brownlee

**PROPOSED FITOUT FOR USE AS A BOARDING HOUSE FACILITY
389 PITTWATER ROAD, NORTH MANLY**

Reference is made to Council's referral dated 28 October 2021, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for comment in accordance with clause 101 of the *State Environmental Planning Policy (Infrastructure) 2007*.

TfNSW has reviewed the submission and raises no objections to the proposed development, however, recommends that the following conditions are included in any determination issued by Council:

1. The proposed development will generate additional pedestrian movements in the area. Pedestrian safety is to be considered in the vicinity.
2. 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, AS2890.6-2009 and AS 2890.2 – 2018 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Hans Pilly Mootanah, Land Use Planner, on telephone 8849 2076 or by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,



Brendan Pegg
Senior Land Use Planner
Planning and Programs, Greater Sydney Division