

17 April 2020

TfNSW Reference: SYD20/00384/01
Council Reference: DA2020/0228
Planning Portal Reference: CNR-5799

Karen Bartlett
Northern Beaches Council
PO Box 82,
Manly, NSW, 1655

Dear Karen,

CONSTRUCT SINGLE DWELLING – 985 PITTWATER ROAD, COLLAROY.

Reference is made to Council's correspondence dated 27 March 2020, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for comment in accordance with Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*.

TfNSW has reviewed the submitted application and does not support the proposed application under Section 138 of the Roads Act, 1993 in its current form. The following information is requested for further assessment prior to determination of the application:

1. In accordance with AS 2890.1- 2004 (Parking Facilities, Part 1: Off-street car parking), the driveway shall be a minimum of 5.5 metres in width for a minimum distance of 6 metres from the property boundary.
2. Swept path plans are to be provided indicating how vehicles will simultaneously ingress/egress the subject site simultaneously via the above mentioned driveways. These plans shall be in accordance with AUSTROADS standards and are to show that vehicles can ingress/egress in a forward direction.
3. TfNSW notes that the applicant proposes to connect to the existing stormwater drainage system on Pittwater Road, therefore 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@rms.nsw.gov.au.

A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued

TfNSW also provides the following advisory comments to Council:

4. 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 Pittwater Road boundary.
5. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site in a forward direction before stopping. A construction zone will not be permitted on Pittwater Road.
6. A Construction Traffic Management Plan (CTMP) detailing construction vehicle routes, number of trucks, hours of operation and access arrangements should be submitted to Council for approval prior to the issue of a Construction Certificate.

If you have any further questions, David Osborne would be pleased to take your call on 0428 955 780 or please email development.sydney@rms.nsw.gov.au. I hope this has been of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pahee Rathan', with a stylized flourish at the end.

Pahee Rathan

Senior Land Use Assessment Coordinator