

18 March 2025

TfNSW Reference: SYD25/00248/01

Council's Reference: DA2025/0143 (CNR-79314)

Mr Scott Phillips  
Chief Executive Officer  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655

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**PROPOSED SHOP TOP HOUSING  
1749-1753 PITTWATER ROAD, MONA VALE**

Dear Mr Phillips,

Reference is made to Council's referral regarding the abovementioned Development Application (DA) which was referred to Transport for NSW (TfNSW) for comment in accordance with Section 2.119 of the *State Environment Planning Policy (Transport and Infrastructure) 2021*.

Following a review of the information submitted with the DA, TfNSW has no objections to the application and recommends the following requirements are included in any consent issued by Council:

1. 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 prior to the issue of a Construction Certificate and 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](mailto: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.

2. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system on Pittwater Rad are to be submitted to TfNSW for approval, prior to the issue of a Construction Certificate and commencement of any works. Please send all documentation to [development.sydney@transport.nsw.gov.au](mailto: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.

3. Any public utility adjustment/relocation works on the state road network (i.e. Pittwater Road) will require detailed civil design plans for road opening/underboring to be submitted to TfNSW for review and acceptance prior to the issue of a Construction Certificate and the commencement of any works. The developer must also obtain any necessary approvals from the various public utility authorities and/or their agents. Please send all documentation to [development.sydney@transport.nsw.gov.au](mailto: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.
4. The developer is required to enter a Works Authorisation Deed (WAD) with TfNSW, or other suitable arrangement as agreed to by TfNSW, for the works required by Conditions 1, 2 and 3 that impact Pittwater Road.
5. All demolition and construction vehicles are to access the site via the local road network. A construction zone will not be permitted on Pittwater Road.
6. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Pittwater Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>
7. For the life of the development all servicing of the site (i.e. dropping off goods, picking up goods, waste collection, etc) is to occur via Bungan Lane and not to occur within the Pittwater Road frontage.

Further to the above, the following advisory comments are provided for the Council's consideration in its assessment and determination of the DA:

1. The provisions of Section 2.120 (Impact of road noise or vibration on non-road development) of *State Environmental Planning Policy (Transport and Infrastructure) 2021* apply to the submitted application as the annual average daily traffic volume along this section of Pittwater Road is more than 20,000 vehicles.

As such, the developer will need to demonstrate to the satisfaction of the determining authority that the application is able to comply with provisions contained in Section 2.120 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* specifically in relation to measures to ensure the required noise levels as detailed in Subclause 3 are not exceeded when the building is ready to be occupied.

For more information, please contact Narelle Gonzales, Development Assessment Officer on 0409 541 879 or by email at [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

Yours sincerely,



**Andrew Lissenden**  
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