

1 November 2024

TfNSW Reference: SYD24/01801/01
Council Reference: DA2024/1381 (CNR-74675)

Mr Scott Phillips
Chief Executive Officer
Northern Beaches Council
PO Box 22
Manly NSW 1655

Attention: Northern Beaches Council

**CONSTRUCT SECONDARY DWELLING
20 SUNRISE ROAD, PALM BEACH**

Dear Mr Phillips,

Reference is made to the Council's referral dated 23 October 2024 regarding the abovementioned Development Application (DA), which was referred to Transport for NSW (TfNSW) under Section 2.119 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

TfNSW has reviewed the information provided and has no objection to the DA subject to the following conditions being included in any development consent issued:

1. The applicant shall ensure that all existing vegetation on the site, outside the proposed works areas, is maintained and site disturbance is minimised during construction so as to maintain the stability of the bank fronting the State Road Network (Ocean Road) and prevent material falling onto the State Road.
Note: Any ongoing issues with the bank stability as a result of this development are to be repaired at no cost to TfNSW.
2. All construction material is to be stored within the development site and not impact upon vehicle movements along Ocean Road.
3. A Road Occupancy Licence (ROL) should be obtained from the Transport Management Centre (TMC) for any works that may impact on traffic flows on Ocean Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.
4. Any public utility adjustment/relocation works on the state road network will require detailed civil design plans for road opening /underboring to be submitted to TfNSW for review and acceptance prior to the commencement of any works. The developer must also obtain necessary approvals from the various public utility authorities and/or their agents. Please send all documentation to 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.

5. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system on Ocean Road are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to 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.

For more information, please contact Lewis Carey, Land Use Planner, on 0420 381 095, or by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,



Andrew Lissenden
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Land Use, Network & Place Planning
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