

15 April 2024

TfNSW Reference: SYD24/00669/01
Council Reference: Mod2024/0083 (CNR-67167)



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

**AMENDMENTS TO APPROVED MIXED-USE DEVELOPMENT INCLUDING BASEMENT DESIGN
4 DELMAR PARADE AND 812 PITTWATER ROAD, DEE WHY**

Dear Mr Phillips,

Reference is made to Council's referral dated 28 March 2024, regarding abovementioned Modification Application (**Mod**) which was referred to Transport for NSW (**TfNSW**) for comment in accordance with clause 109 of the *Environmental Planning and Assessment Regulations 2021*.

TfNSW has reviewed the submitted Mod DA and recommends that the following requirements are included in any modified Development Consent:

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 GTD2020/001.

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. Please send all documentation to 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. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
3. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre (TMC) 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>.

For more information, please contact Zeliha Cansiz, Development Assessment Officer by email at development.sydney@transport.nsw.gov.au.

Your sincerely,

A handwritten signature in black ink, appearing to read "Aleks Tancevski".

Aleks Tancevski
Senior Manager Land Use Assessment Eastern
Planning and Programs, Greater Sydney Division

OFFICIAL