



Transport
for NSW

27 April 2021

TfNSW Reference: SYD20/00720/03

Council Reference: CNR-20471 - REV2021/0012

The General Manager
Northern Beaches Council
PO Box 1336
DEE WHY NSW 2099

Attention: **DA Planning Portal**

**REQUEST FOR REVIEW OF DETERMINATION UNDER SECTION 8.2(1)(A) AND
AMENDED PLANS FOR PROPOSED SHOP TOP HOUSING – 402 SYDNEY ROAD,
BALGOWLAH**

Dear Sir/Madam,

Reference is made to Council's correspondence dated 9 April 2021, regarding the abovementioned Application which was referred to Transport for NSW (TfNSW) for comment and concurrence in accordance with Section 138 of the *Roads Act, 1993*.

TfNSW has reviewed the submitted application and notes that the amended plans are to address Council's building height requirements. Therefore, the requirements in the TfNSW letter dated 24 September 2021 remain applicable and need to be included in any consent issued by Council under this review (see attachment).

If you have any further questions please direct attention to Development Assessment Officer, Shoba Sivasubramaniam, on 0431446623 or 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 'Malgy'.

Malgy Coman
Senior Land Use Planner



Transport
for NSW

24 September 2020

TfNSW Reference: SYD20/00720/02
Council Reference: CNR-9249 - DA2020/0634

The General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention: Annabelle Lindsay

**FURTHER PLANS & AMENDED TRAFFIC & PARKING FOR SHOP TOP HOUSING -
396-402 SYDNEY ROAD, BALGOWLAH**

Dear Sir/Madam,

Reference is made to Council's correspondence dated 24 August 2020, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for concurrence in accordance with Section 138 of the *Roads Act, 1993*.

TfNSW has reviewed the development application and would provide concurrence to the proposed vehicle crossing on Sydney Road under Section 138 of the *Roads Act, 1993*, subject to Council's approval and the following requirements being included in the development consent:

1. All buildings and structures (other than pedestrian footpath awnings), together with any improvements integral to the future use of the site are to be wholly within the freehold (unlimited in height or depth), along Sydney Road boundary.
2. The design and construction of the proposed gutter crossing on Sydney Road shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to DeveloperWorks.Sydney@rms.nsw.gov.au.

Detailed design plans of the proposed gutter crossing are to be submitted to TfNSW for approval prior to the issue of a Construction Certificate and commencement of any road works.

A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by TfNSW.

3. 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. The driveway should be wide enough to accommodate simultaneous movements for vehicles enter/exit the site.

4. All vehicles are to enter and leave the site in a forward direction. In this regard, the swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS and plans shall be submitted to Council for approval.
5. 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 at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW. Documents should be submitted to Development.Sydney@rms.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.

6. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system in Sydney Road are to be submitted to TfNSW for approval, prior to the commencement of any works. Documents should be submitted to Development.Sydney@rms.nsw.gov.au

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

7. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate.
8. Sight distances from the proposed vehicular crossings to vehicles on Sydney Road are to be in accordance with the Austroads Guide to Road Design: Part 4A: Unsignalised and Signalised Intersections (Section 3 – Sight Distance) and AS 2890. Vegetation and proposed landscaping/fencing must not hinder sight lines to and from the vehicular crossings to motorists, pedestrians and cyclists.
9. All vehicles are to be wholly contained on site before being required to stop. In this regard the driveway may be splayed on entrance.
10. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A works Zone will not be permitted on Sydney Road.

If you have any further questions, Mr. Felix Liu would be pleased to take your call on 8849 2113 or 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'.

Pahee Rathan
Senior Land Use Assessment Coordinator