



21 April 2021

TfNSW Reference: SYD21/00404/01

Council Reference: CNR-20152 - DA2021-0199

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

Attention: **DA Planning Portal**

CONSTRUCT WARRIEWOOD VALLEY COMMUNITY CENTRE- 2-4 JACKSONS ROAD, WARRIEWOOD

Dear Sir/Madam,

Reference is made to Council's correspondence dated 31 March 2021, regarding the abovementioned Application which was referred to Transport for NSW (TfNSW) for comment in accordance with Clause 101 of the *State Environmental Planning Policy (Infrastructure) 2007*.

TfNSW has reviewed the development application and requests that the following requirements are included in any consent issued by Council:

1. TfNSW previously vested a strip of land as road along the Pittwater Road frontage of the subject property, as shown by grey colour on the attached Aerial – "X" and defined by DP448447. TfNSW has also previously acquired an easement for batter over the following lots, as noted on title and shown by brown colour on the attached Aerial – "X":
 - Lot 2 DP8561 (defined by Vol 3509 Fol 218) (Dealing H705711)
 - Lot 4 DP654321 (defined by DP654321) (Dealing L83437)
 - Lot 6 DP8561 (defined by Vol 5576 Fol 131) (Dealing K693440)

Additionally, the subject property (Lot 5 DP8561 and Lot 7 and 8 DP455967) is affected by a proposed easement for batter as shown approximately by brown colour on the attached Aerial – "X". This proposed easement has not been progressed.

Any new building or structures, together with any improvements integral to the future use of the site, are erected clear of the acquired easement and Pittwater Road boundary (unlimited in height or depth). Access to the TfNSW easement is not to be denied. And the integrity of the TfNSW easement is not to be compromised.

2. The post-development storm water discharge from the subject site into the TfNSW drainage system should not exceed the pre-development discharge. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system on Pittwater Road should be submitted to TfNSW for review. 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.

3. Any public domain works within the vicinity of the signalised intersection on Jacksons Road and Pittwater Road and modification to the existing Traffic Control Signal plan will need to be reviewed and approved by TfNSW.
4. 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.
5. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. 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. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above.

TfNSW also provides the following advisory comments for Council's consideration:

1. The proposed slip lane works on Jacksons Road is understood to be a Council initiative. TfNSW has provided in-principle support to a draft Traffic (TCS) plan, subject to further review and approval under the *Roads Act, 1993*. Council should be satisfied that the submitted plans are consistent with Council's slip lane project.

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,



Malgy Coman
Senior Land Use Planner

