

6 October 2023

TfNSW Reference: SYD23/01048  
Council Reference: DA2023/1289

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

Attention: Gareth David

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**PROPOSED MIXED USE DEVELOPMENT (DEMOLITION WORKS AND CONSTRUCTION OF SHOP TOP HOUSING)  
1112 – 1116 BARRENJOEY ROAD, PALM BEACH**

Dear Mr Phillips,

Reference is made to the Council's referral dated 19 September 2023 regarding the abovementioned application, which was referred to Transport for NSW (TfNSW) for concurrence under Section 138 of the *Roads Act 1993*.

TfNSW has reviewed the submitted information and would provide concurrence to the proposed driveway and kerb and gutter works on Barrenjoey Road under Section 138 of the *Roads Act 1993*, subject to Council's approval and the following conditions being included in the development consent:

- All buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth) along the Barrenjoey Road boundary.
- In accordance with AS 2890.1- 2004 (Parking Facilities, Part 1: Off-Street car parking), the proposed driveway shall be a minimum of 5.5 metres in width for a minimum distance of 6 metres from the property boundary.
- The redundant driveway on the Barrenjoey Road boundary shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter crossing on Barrenjoey Road shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to [developerworks.sydney@transport.nsw.gov.au](mailto:developerworks.sydney@transport.nsw.gov.au)

Detailed design plans of the proposed kerb and gutter crossing are to be submitted to TfNSW for approval prior to the issue of a Construction Certificate and commencement of any road works. Please send all documentation to [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

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.

- Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system on Barrenjoey 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](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.

- Vehicles are to enter and exit the site in a forward direction.
- All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping.
- 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](mailto:development.sydney@transport.nsw.gov.au).

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OFFICIAL

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W [transport.nsw.gov.au](http://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.

- A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Barrenjoey Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>
- The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2-2018 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.
- 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. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.

Further to the above, the following advisory comments are provided for Council's consideration in the determination of the application:

- It is recommended that to support and encourage active transport, bicycle parking facilities are provided within the development or close to it. Bicycle Parking should be provided in accordance with AS2890.3.
- The developer shall consult TfNSW and the bus operator in order to determine a suitable location for the proposed bus stop relocation. These works shall be at no cost to TfNSW.
- The proposed development should be designed such that road traffic noise from Barrenjoey Road is mitigated by durable materials to satisfy the requirements for habitable rooms under clause 2.120 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

Should you have any further enquiries in relation to this matter, please contact the undersigned via phone on 0408 689 720 or by email at [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

Yours sincerely,



**Rachel Davis**  
**Senior Land Use Planner**  
**Land Use Assessment Eastern**  
**Planning and Programs, Greater Sydney Division**