

23 June 2025

TfNSW Reference: SYD25-00701/01
Council Reference: DA2025/0440 (CNR-83147)

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

**DEMOLISH EXISTING SINGLE STOREY GARAGE AND CONSTRUCT DETACHED SECONDARY DWELLING
23 FOREST WAY, FRENCHS FOREST**

Dear Mr Phillips,

Reference is made to the Council's referral of the abovementioned Development Application (DA) dated 16 June 2025. TfNSW notes that the DA was referred to Transport for NSW (TfNSW) for concurrence under Section 138 of the *Roads Act 1993*.

TfNSW has reviewed the DA and would provide concurrence to required works on Forest Way (stormwater drainage works as detailed in the 'Stormwater Drainage Plan' with reference Project No. GCE.25204, Drawing No. SWDP03, Revision A Dated 11.4.2025) under Section 138 of the *Roads Act 1993*, subject to Council's approval and the following suggested conditions being included in any consent issued by Council:

1. Detailed design plans and hydraulic calculations (i.e. pre and post development for the 1:5, 1:20 and 1:100 year events) of any changes to the stormwater drainage system, as a result of the development, that impact upon Forest Way are to be submitted to TfNSW for approval, prior to the issue of a Construction Certificate and 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.
2. The developer is required to enter a Works Authorisation Deed (WAD) with TfNSW, or other suitable arrangement as agreed to by TfNSW, for the works required by Condition 1 that impact Forest Way.
3. Prior to the issue of an Occupation Certificate, the works as required by TfNSW as part of the WAD (i.e. works required by Condition 1) must be completed to the satisfaction of TfNSW. Written confirmation is to be obtained from TfNSW in relation to the above.
4. A Road Occupancy Licence (ROL) shall be obtained from Transport Management Centre for any works that may impact on traffic flows on Forest Way during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.
5. Vehicles are to enter and exit the site in a forward direction.

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

1. The provisions of Section 2.120 (Impact of road noise or vibration on non-road development) of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* apply to the submitted application as the annual average daily traffic volume along this section of Forest Way is more than 20,000 vehicles.

As such, the developer will need to demonstrate to the satisfaction of the determining authority that the application is able to comply with provisions contained in Section 2.120 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* specifically in relation to measures to ensure the required noise levels as detailed in Subclause 3 are not exceeded when the building is ready to be occupied.

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Should you have any further inquiries in relation to this matter, please contact Shauna Abel, Development Assessment Officer, via email at development.sydney@transport.nsw.gov.au.

Yours sincerely,



Andrew Lissenden
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Land Use, Network & Place Planning
Transport Planning | Planning, Integration and Passenger

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