

31 January 2023

TfNSW Reference: SYD22/01601/01
Council's Reference: DA2022/2148 (CNR-50003)

Mr Ray Brownlee
Chief Executive Officer
Northern Beaches Council
PO Box 82
MANLY NSW 1655

**CONSTRUCT COMMERCIAL DEVELOPMENT - KING LIVING FURNITURE
200-204 CONDAMINE STREET, BALGOWLAH**

Dear Mr Brownlee,

Reference is made to Council's referral regarding the abovementioned application which was referred to Transport for NSW (TfNSW) in accordance with clause 138 of the Roads Act 1993 and in accordance with clause 2.119, 2.121 and 2.122 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

TfNSW has reviewed the material provided and cannot provide concurrence under section 138 of the *Roads Act 1993*, for the following reasons:

- There is a bus lane directly adjacent to the subject site with "No Parking" restrictions outside of bus lane times.
- The swept path assessment provided in Appendix B of the traffic report shows vehicles turning into the subject site from the lane adjacent to the kerbside bus lane and it is unclear whether a B99 vehicle is able to turn into the subject site with appropriate clearance to a vehicle turning left out of the subject site at the same time.
- The B99 vehicle used in the swept path assessment is called "B99 Vehicle Realistic min radius (2004)". It is unclear how this vehicle differs from a standard B99 vehicle as documented in AS2890.1:2004 as no vehicle details are provided on the swept path plan.
- The civil plan prepared by Northrop Engineers DAC3001 has a note which states "SHORTEN LENGTH OF EXISTING VEHICLE CROSSING AND REPLACE PORTION WITH KERB AND GUTTER TO TFNSW STANDARD DRAWING R0300-01 REV 2. CONCRETE FOOTPATH FULL WIDTH OF ROAD VERGE TO BE RESTORED AT MAX 2.5% GRADE". The reduced length of the vehicle crossing is not reflected in the swept path assessment.
- TfNSW requires a revised swept path assessment showing the proposed length of the vehicle crossing using a AS2890.1:2004 standard B99 vehicle, turning from the kerbside lane, passing a vehicle turning left out of the subject site with satisfactory clearance. This is to ensure minimal impact on southbound buses travelling adjacent to the subject site on Condamine Street.

Following receipt of additional material, TfNSW will review and respond accordingly.

For more information, please contact Matthew Houlden, Land Use Planner, by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,



Brendan Pegg
A/Director Land Use
Planning and Programs, Greater Sydney Division

OFFICIAL