

28 August 2025

TfNSW Reference: SYD25/00989/01  
Council Reference: Mod2025/0240 (CNR82246)



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

Attention: [dapanningportal@northernbeaches.nsw.gov.au](mailto:dapanningportal@northernbeaches.nsw.gov.au)

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**SECTION 4.55 MODIFICATION APPLICATION**  
**40 SUNRISE ROAD, PALM BEACH**

Dear Mr. Phillips,

Reference is made to Councils referral inviting Transport for NSW (TfNSW) to comment on the application to modify the Development Consent Conditions of the Approved DA (MOD2023/0109) at 40 Sunrise Road, Palm Beach.

TfNSW has reviewed the material and advises that the proposed development will have a negligible impact on the surrounding state road network. As such, TfNSW has no objections regarding the application subject to previously provided TfNSW conditions dated 3 November 2021 attached in Tab A.

For more information, please contact the undersigned via email at [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

Yours sincerely,

**Vic Naidu**  
**A/Senior Land Use Planner**  
**Transport Planning Branch**  
**Planning, Integration and Passenger**

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OFFICIAL



Transport  
for NSW

Our Reference: SYD21/0112

3 November 2021

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

Dear Mr. Brownlee,

**ROADS ACT APPROVAL  
PROPOSED SINGLE DWELLING  
40 SUNRISE RD PALM BEACH**

Reference is made to the abovementioned application which was referred to Transport for NSW (TfNSW) from the applicant for comment in accordance with clause 101 of the *State Environmental Planning Policy (Infrastructure) 2007* and concurrence under section 138 of the *Roads Act, 1993*.

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

1. The stormwater connection and any associated works 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 works 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.

The developer is required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. TfNSW fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

2. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
3. 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>.

For more information, please contact Vic Naidu, Land Use Planner, by email at [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'B. Pegg'.

Brendan Pegg  
Senior Land Use Planner  
Planning and Programs, Greater Sydney Division

Transport for NSW  
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