

27 February 2024

TfNSW Reference: SYD24-00235/01
Council's Reference: DA-2023/370 (CNR-65343)



Ms Meredith Wallace
General Manager
Bayside Council
PO Box 21
Rockdale NSW 2216

Attention: Felicity Eberhart

**CONSTRUCT MIXED USE DEVELOPMENT
277 THE GRAND PARADE, RAMSGATE BEACH**

Dear Ms Wallace,

Reference is made to Council's correspondence, concerning the abovementioned development application which was referred to Transport for NSW (**TfNSW**) for concurrence under section 138 of the *Roads Act 1993* and comment under clause 2.119 and 2.122 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

TfNSW has reviewed the information submitted and advises that Ramsgate Road is a classified regional road under the care and control of Council. Provided that Council is satisfied with the design for the proposed vehicular access on Ramsgate Road (taking into consideration relevant standards, guidelines, safety and traffic considerations), TfNSW would provide concurrence to the proposed vehicular access and associated civil works on Ramsgate Road under section 138 of the *Roads Act 1993*, subject to Council's approval and the following requirements being included in the development consent:

1. 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 Grand Parade and Ramsgate Road boundaries.
2. All vehicles are to be wholly off Ramsgate Road before being required to stop.
3. All vehicles are to enter and leave the site to the adjoining road network in a forward direction.
4. The design and construction of the kerb and gutter and new vehicular crossings on Ramsgate Road shall be in accordance with Council's requirements.
5. 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, parking bay dimensions, internal heights/clearances) should be in accordance with AS 2890.1- 2004, AS2890.6-2022 and AS 2890.2-2018.
6. The proposed two-way driveway on Ramsgate Road should enable HRVs to enter and exit simultaneously with the entering HRV doing so, wholly from the kerbside lane. The design of the entry only driveway is to accommodate the swept path of the largest design vehicle to access the site at this location, to the satisfaction of Council.
7. Should the driveway design require any changes to the existing bus stop or reduce the existing bus stop capacity on the Ramsgate Road frontage, the applicant shall consult and obtain endorsement from TfNSW and the bus operator, prior to issue of a construction certificate.
8. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system on The Grand Parade 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.

A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.

9. 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

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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) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

10. The proposed development should be designed such that road traffic noise from The Grand Parade is mitigated by durable materials in order to satisfy the requirements for habitable rooms under Clause 2.120 (3) of State Environmental Planning Policy (Transport and Infrastructure) 2021.
11. A Road Occupancy Licence (ROL) should be obtained from the Transport Management Centre (TMC) for any works that may impact on traffic flows on the subject section of Ramsgate Road or The Grand Parade during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

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

Yours sincerely,



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

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