

RTA Ref: I0M2274b SYD10/00928  
Contact: Angela Malloch T 8849 2041  
Council Ref: DA404/2010



The General Manager  
North Sydney Council  
P.O. Box 12  
NORTH SYDNEY NSW 2059

Attention: George Youhanna

#### **200-220 PACIFIC HIGHWAY, CROWS NEST**

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Dear Sir/Madam,

Reference is made to Council's correspondence dated 19 October 2010 and amended plans provided on 28 February 2011 regarding the abovementioned development application which was referred to the RTA for comment under Section 138(2) of the Roads Act 1993.

The RTA has reviewed the development application and grants concurrence under section 138(2) of the Roads Act to the development application subject to Council's approval of the development application and the following comments being included in Council's conditions of development consent:

1. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004 and AS 2890.2 – 2002 for heavy vehicle usage.

Reason: To allow safe vehicular entry and exit.

2. All vehicles shall enter and leave the site in a forward direction.

Reason: To allow safe vehicular entry and exit.

3. All vehicles shall be wholly contained on site before being required to stop

Reason: To maintain traffic efficiency on the Pacific Highway.

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#### **Roads and Traffic Authority**

27-31 Argyle Street Parramatta NSW 2150  
PO Box 973 Parramatta CBD NSW 2150 DX28555 Parramatta  
[www.rta.nsw.gov.au](http://www.rta.nsw.gov.au) | 13 17 82

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4. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to the RTA for approval, prior to the commencement of any works.

Details should be forwarded to:

The Sydney Asset Management  
Roads and Traffic Authority  
PO Box 973 Parramatta CBD 2124.

A plan checking fee will be payable and a performance bond may be required before the RTA's approval is issued. With regard to the Civil Works requirement please contact the RTA's Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

Reason: To ensure the RTA's assets function effectively.

5. Provision for building maintenance vehicles and removalists need to be provided on-site.

Reason: To maintain traffic efficiency on the Pacific Highway.

6. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on the Pacific Highway.

Reason: To maintain traffic efficiency on Pacific Highway.

7. The redundant driveway shall be removed and replaced with kerb and gutter to match existing.

The design and construction of the gutter crossing on Pacific Highway shall be in accordance with RTA requirements. Details of these requirements should be obtained from RTA's Project Services Manager, Traffic Projects Section, Parramatta (telephone 8849 2496).

Detailed design plans of the proposed gutter crossing are to be submitted to the RTA for approval prior to the commencement of any road works.

A plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by the RTA.

Reason: To comply with RTA requirements.

8. 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.

Reason: To comply with RTA requirements.

9. All traffic control during construction must be carried out by accredited RTA approved traffic controllers.

Reason: To comply with RTA requirements.

10. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council prior to the issue of a construction certificate.

Reason: To comply with RTA requirements.

11. Council should ensure that post development storm water discharge from the subject site into the RTA drainage system does not exceed the pre-development discharge.

Reason: To reduce down stream flooding issues.

12. The proposed development should be designed such that road traffic noise from the Pacific Highway is mitigated by durable materials in order to satisfy the requirements for habitable rooms under Clause 102 subdivision 2 of State Environmental Planning Policy (Infrastructure) 2007.

Reason: To comply with EPA requirements.

13. The developer is to submit detailed design drawings and geotechnical reports relating to the excavation of the site and support structures to the RTA for assessment. The developer is to meet the full cost of the assessment by the RTA.

This report would need to address the following key issues:

- a. The impact of excavation/rock anchors on the stability of Pacific Highway and detailing how the carriageway would be monitored for settlement.
- b. The impact of the excavation on the structural stability of Pacific Highway.

Any other issues that may need to be addressed. (Contact: Geotechnical Engineer Stanley Yuen on phone 8837 0246 or Graham Yip on phone 8837 0245 for details).

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 owners of the roadway is 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.

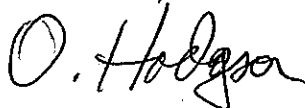
Reason: To maintain the RTA's assets and the classified road network efficiency.

14. All works/regulatory signposting associated with the proposed development are to be at no cost to the RTA.

Reason: To comply with RTA requirements.

Should you require any further clarification in relation to this matter, please call the contact officer named at the top of this letter.

Yours faithfully,



Owen Hodgson  
Senior Land Use Planner  
Transport Planning, Sydney Region  
2 March 2011