



# Lane Cove Council

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Joint Regional Planning Panels  
Panel Secretariat  
23-33 Bridge Street  
Sydney NSW 2000  
16 October 2012

Your Ref: 2012SYE033

RE: Panel Assessment of 316-322 Burns Bay Road, Lane Cove, DA 12/39  
Meeting at Lane Cove, 17 October 2012

Attention: Mr John Roseth  
Chair, Sydney East Joint Regional Planning Pane

Dear John,

Council is the adjacent land owner of 304-314 Burns Bay Road to the north of 316-322 Burns Bay Road. It has included an access road across 304-314 Burns Bay Road as part of its road network planning to cater for increased traffic generation from residential redevelopment of the Burns Bay Road precinct.

Council staff have recently completed the concept design for an access road across 304 -314 Burns Bay Road and an intersection upgrade at Burns Bay Road between Burns Bay Road and incorporating a roundabout intersection linking the access road and private road access to 300 and 300 A, B and C Burns Bay Road.

Attached is a 3D concept of the access road leading to 316-322 Burns Bay Road with public community facilities below, the roundabout intersection and potential residential units on 304-314 Burns Bay Road.

I wish to draw to the Panel's attention that Council, at its ordinary meeting on 15 October 2012, made the following resolution:

That Council:

1. Commence the compulsory acquisition under the Land Acquisition (Just Terms Compensation) Act of Lot 300 DP 785178 (300 Burns Bay Road) and Lot 103 DP 1013285 (300 A, B and C Burns Bay Road) marked "A" and "B" respectively in AT-1 for public road purposes and that a further report be submitted to Council on the progress of the negotiations and acquisition process;
2. Commence the compulsory acquisition under the Land Acquisition (Just Terms Compensation) Act of those parts of Lot 300 DP 785178 and Lot 103 DP 1013285 marked "A" and "B" respectively

- in AT-1 for public road purposes and that a further report be submitted to Council on the progress of the negotiations and acquisition process;
3. In accordance with the MOU dated April 2006 with the NSW DPI Catchment and Lands, lodge a formal application and proceed with the public notification to close part of Lot 101 DP 1013285 shaded and marked "D" in AT-1 for vesting in Council and that a further report be submitted to Council outlining the submissions received with respect to the proposed road closure;
  4. Note that a detailed design of the intersection with Burns Bay proposed internal intersections and the access road across 304-314 Burns Bay Road to incorporate the shell for a community facility below has been commissioned; and
  5. Authorise the Mayor and General Manager to:-
    - a) Execute the road closure plan, Administration Sheet, section 88B Instrument and any related documentation in respect to the proposed road closure;
    - b) Execute the contract for sale and other relevant documentation with respect to the compulsory acquisition of Lot 31 DP 540796 – 296 Burns Bay Road marked "C" in AT-1;
    - c) Execute the contract for sale and other relevant documentation with respect to the compulsory acquisition of those parts of Lot 300 DP 785178 and Lot 103 DP 1013285 marked "A" and "B" respectively in AT-1; and
    - d) Attach the seal of Council to related documents if required.

This resolution has relevance to the Panel's consideration of the redevelopment of 316-322 Burns Bay Road (DA12/39) in respect access arrangements as it confirms the Council's intention to increase the capacity of the signalized intersection leading to 300 Burns Bay Road and an appropriate intersection to and constructing the access road across 304 – 314 Burns Bay Road.

This access road eliminates the need for access into 316-322 Burns Bay Road from Burns Bay Road and can be constructed in a timely manner.

The Panel is also advised that on Monday, 8 October 2012 Council engaged Craig & Rhodes Pty Ltd to provide civil and structural engineering drawings for the access road, and also to provide the Contract Documentation for the tender process. It is expected that the plans and contract documentation will be completed by Wednesday, 31 October 2012 with a view to placing the tender advertisement for the access road in early November and seeking Council's consideration at its meeting on Monday, 3 December 2012 to determine the successful tenderer.

This timetable would facilitate construction commencing in the first quarter of 2013.

Yours faithfully

A handwritten signature in dark ink, consisting of a series of loops on the left and a large, sweeping flourish on the right.

Craig Wrightson  
GENERAL MANAGER

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Panel Secretariat  
23-33 Bridge Street  
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Craig Wrightson  
GENERAL MANAGER



Concept Design  
Access Road, Community Facility  
Roundabout, Intersection upgrade





