



8 January 2014

RMS Ref: SYD13/01410 (A5872035)
Council Ref: DA194/13

The General Manager
Lane Cove Council
PO Box 20
Lane Cove NSW 1595

Attention: May Li

Dear Sir/Madam

RESIDENTIAL DEVELOPMENT AT 2-22 BIRDWOOD AVENUE AND 11-15 FINLAYSON STREET, LANE COVE

Reference is made to Council's letter dated 5 December 2013, regarding the abovementioned Application which was referred to Roads and Maritime Services (RMS) for comment in accordance with Clause 104 of the *State Environmental Planning Policy (Infrastructure) 2007*.

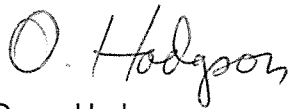
RMS has reviewed the submitted documentation and raise no objection to the application. RMS has the following comments for Council's consideration in the determination of the application:

1. The layout of the proposed car parking areas and accesses 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.
2. A Construction Traffic Management Plan (CTMP) 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.
 - a. A construction vehicle route is to be provided within the CTMP taking into consideration school zones and AM and PM peak traffic times.
 - b. The CTMP is to include turn paths, truck routes, any bus zone relocation proposals, traffic control plans (for pedestrians, construction activities on site and any kerb and footpath rectification) and the location of tradesmen and contractor parking.
 - c. Due to the high volume of vehicles using Pacific Highway, Epping road and Longueville Road during peak periods, permitting the movement of construction vehicles during peak times along these state roads is considered unacceptable. Such an arrangement would exacerbate existing congestion during peak times.

Roads & Maritime Services

Any inquiries in relation to this development application can be directed to Angela Malloch on 8849 2041 or <Angela.Malloch@rms.nsw.gov.au>

Yours faithfully

A handwritten signature in black ink, appearing to read 'O. Hodgson', with a stylized, cursive script.

Owen Hodgson

**A/Manager Land Use
Network and Safety, Sydney Region**