

14 February 2014

RMS Ref: SYD14/00033 (A6029139)
Your Ref: DA205/13

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

Attention: Rebecka Groth

**CONSTRUCTION OF 123 UNITS RESIDENTIAL FLAT BUILDING
390-392 PACIFIC HIGHWAY, LANE COVE**

Dear Sir/Madam,

I refer to your letter dated 8 January 2014 (Council Ref: DA205/13) with regard to the abovementioned development proposal, which was referred to Roads and Maritime Services (RMS) for concurrence under Section 138 of Roads Act 1993.

RMS has reviewed the subject application and provides concurrence to the proposed road works under Section 138 of the Roads Act 1993, subject to the following requirements to be incorporated into the determination:

1. Prior to the approval by RMS of design and commencement of construction the proponent is to provide adequate geotechnical design review to assure that the tunnel infrastructure is not effected by the proposed works, including but not limited to:
 - Potential impact of excavations (stress relief within rock stratum) on the tunnels,
 - Potential impacts of temporary shoring loads and grouting operations on the tunnel. In addition any temporary anchors within the stratum should be destressed and disconnected from their permanent structures (but not that we will not normally permit such anchors within stratum)
 - Potential impacts of foundations loads on the tunnel and do they comply with any predefined limits set by the original designer
 - Potential impacts of vibration caused by construction methodologies, which can impact upon shotcrete adhesion
 - Potential impacts on water tables
 - Additional impacts arising from the inclusion of the elevated roadway/driveway off Epping Road
 - What initial inspection, on going monitoring, and final inspection and report is required in the tunnels to validate all of the above.

Roads & Maritime Services

2. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to RMS for determination prior to the issue of a construction certificate.
3. The swept path of the longest vehicle (to service the site) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.
4. 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.
5. The proposed development should be designed such that road traffic noise from adjacent public roads is mitigated by durable materials, in accordance with EPA criteria for new land use developments (The Environmental Criteria for Road Traffic Noise, May 1999). The RMS's Environmental Noise Management Manual provides practical advice in selecting noise mitigation treatments.
6. A Road Occupancy License should be obtained from TMC for any works that may impact on traffic flows on Pacific Highway during construction activities.
7. Should the post development storm water discharge from the subject site into the RMS system exceed the pre-development discharge, detailed design plans and hydraulic calculations of any charges are to be submitted to the RMS for approval, prior to the commencement of works.

Details should be forwarded to:

Sydney Asset Management
Roads and Maritime Services
PO BOX 973 Parramatta CBD 2124

8. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to RMS for assessment, in accordance with Technical Direction GTD2012/001.

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 RMS.

The report and any enquiries should be forwarded to:

Project Engineer, External Works
Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.

Telephone 8848 2114
Fax 8849 2766


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.

9. Any proposed landscaping and/or fencing must not restrict sight distance to pedestrians and cyclists travelling along the footpath.
10. All works/regulatory signposting associated with the proposed development are to be at no cost to the RMS.

In addition to the above, Council should request the applicant assess the impact of the proposal on the intersection of Pacific Highway and Gatacre Avenue.

Any inquiries can be directed to Jana Jegathesan by telephone on 8849 2313.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pahee Rathan', with a long horizontal flourish extending to the right.

Pahee Rathan
Senior Land Use Planner
Network and Safety Management