

From: [COMAN Malgy](#)
To: [Kristy Wellfare](#)
Subject: Condition 6 - 390-398 Pacific Highway Lane Cove
Date: Friday, 13 February 2015 3:55:17 PM
Attachments: [Letter Advising No Objection To Proposal - DA14 175 - 390-398 Pacific Highway Lane Cove.pdf](#)

Hi Kristy,

Kathryn spoke to me about an amendment to condition 6 of the attached letter to ensure that the Construction Traffic Management Plan is approved by Council and that concurrence is obtained from Roads and Maritime. Please see the following amendment in red:

- 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 **for approval** prior to the issue of a Construction Certificate.

My understanding of the approval process of the Construction Traffic Management Plan is that it is first submitted to Council, and then sent to Roads and Maritime by Council for concurrence prior to Council approving the Construction Traffic Management Plan. I have avoided requiring the Construction Traffic Management Plan to be submitted and approved by Roads and Maritime in the wording because we have had experiences in the past where developers completely bypass Council. Council is still the approval body for the Construction Traffic Management Plan and concurrence from Roads and Maritime would be obtained during the approval process.

Can you please let me know if you have any concerns regarding this amendment.

Regards,

Malgy Coman
Development Assessment Officer
Network Management | Journey Management
T 02 8849 2413
www.rms.nsw.gov.au
Every journey matters

Roads and Maritime Services
27 Argyle Street Parramatta NSW 2150



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25 November 2014

Our Reference: SYD14/01295 (A7980302)
Council Ref: 175/2014

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

Attention: **Kristy Welfare**

Dear Sir/Madam

**CONSTRUCTION OF RESIDENTIAL FLAT BUILDING
390-398 PACIFIC HIGHWAY, LANE COVE**

Reference is made to Council's letter dated 3 November 2014, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime has reviewed the submitted application and raise no objection to the Application. Roads and Maritime has the following conditions to be included in any consent issued by Council:

1. Land was previously acquired for the Lane Cove Tunnel (LCT) beneath the subject property (DP 1056023). Title to the subject property (Lots 13-15 DP 1056023) is therefore limited in stratum in the manner described in DP 1056023.

All buildings or structures, together with any improvements integral to the future use of the site are to be clear of the LCT and the Pacific Highway road reserve (unlimited in height or depth).

2. Prior to the issue of a construction certificate, the proponent is to provide a geotechnical design review to ensure that the Lane Cove Tunnel (LCT) infrastructure is not effected by the proposed works, the geotechnical design review shall include but not limited to the following:
 - Confirm the dimensions of the proposed development do not penetrate the LCT stratum at any point (it appears the proposed development is in close proximity to the limit of depth),
 - Potential impact of excavations (stress relief within rock stratum) on the LCTs
 - Potential impacts of temporary shoring loads and grouting operations on the LCTs. In addition any temporary anchors within the stratum should be destressed and disconnected from their permanent structures (note that LCT and Roads and Maritime will not normally permit such anchors within stratum)
 - Detail of potential impacts of foundation loads on the tunnel and compliance with any predefined limits set by the original designer
 - Details of 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
 - Details of timing of initial inspection, ongoing monitoring, and final inspection and report is required in the LCTs to validate all of the above
3. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime 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 Roads and Maritime.

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 8849 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.

4. 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 (3) of State Environmental Planning Policy (Infrastructure) 2007.
5. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

Details should be forwarded to:

The Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.

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

6. 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.
7. 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.

8. All works/regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime.

Roads and Maritime has the following comments for Council's consideration in the determination of the application:

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. The required sight lines to pedestrians or other vehicles in or around the car park or entrances should not be compromised by landscaping, signage, fencing or display materials. Minimum sight lines for pedestrian safety are outlined in AS2890.1 (Figure 3.3).
2. All vehicles are to enter and leave the site in a forward direction.
3. The swept path of the longest vehicle (including garbage trucks) 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 car parking provision and manoeuvrability to and from car parking spaces is to be to Council's satisfaction.

Any inquiries in relation to this development application can be directed to Malgy Coman on 8849 2413 or development.sydney@rms.nsw.gov.au.

Yours sincerely,



Angela Malloch
Senior Land Use Planner
Network and Safety Section

15 January 2015

Our Reference: SYD14/01295/02 (A8290990)

Council Ref: 175/2014

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

Attention: **Kristy Welfare**

Dear Sir/Madam

**AMENDED PLANS FOR THE CONSTRUCTION OF RESIDENTIAL FLAT BUILDING
390-398 PACIFIC HIGHWAY, LANE COVE**

Reference is made to Council's email dated 19 December 2014, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) in accordance with Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime has reviewed the modification and raise no objection to the Application. The comments provided in the previous Roads and Maritime's letter dated 25 November 2014 (attached) remain applicable to the modification.

Any inquiries in relation to this development application can be directed to Malgy Coman on 8849 2413 or development.sydney@rms.nsw.gov.au.

Yours sincerely,



Xi Lin
A/Senior Land Use Planner
Network and Safety Section