



4 November 2016

Our Reference: SYD15/01496/03
Council Reference: DA-2016/18

The General Manager
Willoughby City Council
PO Box 57
CHATSWOOD NSW 2057

Attention: Annie Leung

PROPOSED MIXED-USE DEVELOPMENT
654 - 666 PACIFIC HIGHWAY, 1 FREEMAN ROAD, 2A OLIVER ROAD, CHATSWOOD

Dear Sir/Madam,

Reference is made to Council's letter (no date), regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) in accordance with Schedule 3 of SEPP (Infrastructure) 2007.

Roads and Maritime has reviewed the submitted application and would provide concurrence under Section 138 of the Roads Act 1993 subject to the following conditions being included in any consent issued by Council:

1. A 4 m wide land along Pacific Highway frontage of the subject site is required for future road widening.

All buildings and structures, together with any improvements integral to the future use of the site are to be erected clear of the land required for road (unlimited in height or depth), along the Pacific Highway boundary.

The area required for road should be identified as a separate lot/part of the common property in any proposed plan of subdivision.

2. The redundant vehicular crossings on Pacific Highway shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Pacific Highway shall be in accordance with Roads and Maritime requirements. Details of these requirements should be obtained from Roads and Maritime Services, Manager Developer Works, Statewide Delivery, Parramatta (telephone 88492138)

Roads and Maritime Services

27-31 Argyle Street, Parramatta NSW 2150 |
PO Box 973 Parramatta NSW 2150 |

www.rms.nsw.gov.au | 131 782

Detailed design plans of the proposed kerb and gutter are to be submitted to Roads and Maritime for approval prior to the issue of a Construction Certificate and 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 Roads and Maritime.

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. Detailed design plans and hydraulic calculations of any changes to the Roads and Maritime's 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: 88492766

5. It is recommended that the proposed development to be designed such that road traffic noise from 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.
6. Any proposed landscaping and/or fencing must not restrict sight distance to pedestrians and cyclist travelling along the footpath of Pacific Highway.
7. 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.

8. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Pacific Highway during construction activities.
9. A construction zone will not be permitted on Pacific Highway.
10. All works/regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime.

Any inquiries in relation to this application can be directed to the undersigned on 8849 2219 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pahee Rathan', with a stylized flourish at the end.

Pahee Rathan
Senior Land Use Planner
Network and Safety Section