



17 March 2016

Our Reference: SYD16/00235/01 (A12128795)
Council Ref: DA 212/15

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

RECEIVED

23 MAR 2016

RECORDS

Attention: Rebecka Groth

Dear Sir/Madam,

**PROPOSED MIXED USE DEVELOPMENT
496-520 PACIFIC HIGHWAY, ST LEONARDS**

Reference is made to Council's letter dated 4 February 2016, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime has reviewed the submitted documentations and provides the following advisory comments to Council for consideration in its determination of the development application:

1. All buildings and structures, together with any improvements integral to the future use of the site should be wholly within the freehold property (unlimited in height or depth), along the Pacific Highway boundary.
2. 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.

3. The proposed development should 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.
4. 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 for approval prior to the issue of a Construction Certificate.
5. 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 Pacific Highway.
6. A Road Occupancy Licence should be obtained from the Transport Management Centre for any works that may impact on traffic flows on Pacific Highway during construction activities.

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

- a) Roads and Maritime has previously provided comments in the letter dated 8 December 2014 (attached) regarding the planning proposal for this site. In particular, it was recommended that intersection of Oxley Street & Pacific Highway be upgraded to a 'critical site' in SCATS from existing "minor site" to improve traffic congestions at this location.

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

Yours sincerely,



Pahee Rathan
Senior Land Use Planner
Network and Safety Section

Attachments:

- i) RMS letter dated 8 December 2014