



5 May 2017

Our Reference: SYD16/01338/03 (A17379567)
Council Ref: DA158/2016

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

Attention: **Diep Hang**

Dear Sir/Madam,

**ENQUIRY REGARDING ROADS AND MARITIME SERVICES RESPONSE FOR
CONSTRUCTION OF HOTEL – 548-552 PACIFIC HIGHWAY, ST LEONARDS**

Reference is made to Council's correspondence dated 24 March 2017, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime has reviewed the information provided in your correspondence and provides the following comments:

1. Roads and Maritime previous comments regarding the prohibition of vehicular access from Pacific Highway remains applicable. Alternative vehicular access arrangements via the local road network are to be to Council's satisfaction, provided that road safety and efficiency of Pacific Highway is not detrimentally affected.
2. Any shared zone proposals will require Roads and Maritime approval.
3. Roads and Maritime requirements in the letter dated 15 February 2017 remain applicable (see attached).

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Pahee Rathan'.

Pahee Rathan
Senior Land Use Planner
Network Sydney – North Precinct



15 February 2017

Our Reference: SYD16/01338/02 (A16111688)
Council Ref: DA158/2016

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

Attention: Diep Hang

**DEMOLITION AND CONSTRUCTION OF A HOTEL WITH BASEMENT CAR PARKING
548-552 PACIFIC HIGHWAY, ST LEONARDS**

Dear Sir/Madam,

Reference is made to Council's further correspondence dated 24 January 2017 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*.

From the submitted documentation it was noted that all vehicular accessing to/from the site will be via Christie Lane. No vehicular access will be allowed from Pacific Highway.

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

1. Roads and Maritime has previously resumed & dedicated a strip of land as road along the Pacific Highway frontage of the subject property, as shown by grey colour on the attached Aerial – "X".

All buildings and structures (other than standard pedestrian footpath awnings) together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Pacific Highway boundary.

2. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system in Pacific Highway are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

Details should be submitted at: <Suppiah.THILLAI@rms.nsw.gov.au>

Roads and Maritime Services

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

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

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.

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:
Suppiah.THILLAI@rms.nsw.gov.au; or Telephone 8849 2114.

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) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

4. 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.
5. All demolition and construction vehicles are to be contained wholly within the site and construction vehicles must enter the site before stopping. A construction zone will not be permitted on Pacific Highway.
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 for approval prior to the issue of a Construction Certificate.

Any inquiries in relation to this application can be directed to Ahsanul Amin on 8849 2762 or by email at development.sydney@rms.nsw.gov.au.

Yours sincerely



Pahee Rathan
Senior Land Use Planner
Network Sydney



“X”

PACIFIC HWY

PACIFIC HWY

CHRISTIE LANE

1
DP1083362
544 PACIFIC HIGHWAY
ST LEONARDS

1
DP200301

2
DP200301

C
DP335273

B
DP415468

71
DP542079

50
SEC 18
DP3175



25 October 2016

Our Reference: SYD16/01338 (A14885301)
Council Ref: DA158/2016

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

Attention: Rebecka Groth

**PROPOSED CONSTRUCTION OF A HOTEL WITH BASEMENT CAR PARKING
548-552 PACIFIC HIGHWAY, ST LEONARDS**

Dear Sir/Madam,

Reference is made to Council's letter dated 27 September 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 documentation and provides the following comments to Council:

1. As Council would be aware, a planning proposal is currently under assessment by Roads and Maritime for the property to the south of the subject site (Site A in the attached aerial map) which will impact the access arrangement to the proposed development site. Under current arrangement, vehicles can access the subject site via a left turn from Pacific Highway into Lithgow Street and then left into Christie Lane which is one way eastbound towards Christie Street.

When the applications for both St Leonards Plaza and Site A are approved/completed, this will cause Lithgow Street to be closed (from the Pacific Highway to the southern boundary of the Site A) and Christie Lane to be changed to a two-way Shared Zone which also requires approval from Roads and Maritime.

In this regard, Roads and Maritime requires further information as how vehicles would access the proposed development under the following possible scenarios:

- Once Lithgow Street is closed from the Pacific Highway to the southern boundary of Site A; and

- Roads and Maritime possibly not approving a future request for Christie Lane to be a Shared Zone
2. Roads and Maritime does not support any direct vehicular access to the site from Pacific Highway on road safety and network efficiency grounds. The proponent should investigate options to overcome the above issues.

Roads and Maritime requires Council to defer the determination of this development application until the abovementioned issues are addressed to the satisfaction of Council and Roads and Maritime. Roads and Maritime will further assess the application upon receipt of the abovementioned information.

Any inquiries in relation to this application can be directed to Zhaleh Alamouti on 8849 2331 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely



Pahee Rathan
Senior Land Use Planner
Network and Safety Section

