



Terraffic Pty Ltd

Traffic and Parking Consultants

ABN 83 078 415 871

8th December 2016
Ref 16055

Mr Michael Mason
Lane Cove Council
PO Box 20
Lane Cove NSW 1595

Dear Mr Mason,

**DEVELOPMENT APPLICATION NO. DA158/16
PROPOSED HOTEL DEVELOPMENT
548-552 PACIFIC HIGHWAY, ST LEONARDS**

I refer to the Roads and Maritime Services correspondence to Lane Cove Council dated 25th October 2016 regarding a planning proposal for a site to the south of the abovementioned development site (highlighted in the aerial photograph below). A copy of the RMS letter is attached for convenience.



Aerial photograph of the site

In response to Point 1 in the RMS letter, vehicular and pedestrian access must be retained along Christie Lane to facilitate access to properties fronting the Pacific Highway. This may be in the form of a 10km/h Shared Zone constructed to RMS requirements or as a standard roadway comprising the following:

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- a 6.0m wide road carriageway that will accommodate two-way traffic flow
- a 1.2m wide pedestrian footpath
- a turn bay located at the western end of Christie Lane and wholly within the Site A development site. The turn bay is to facilitate access by a standard delivery truck/waste collection vehicle. The turn bay will be required if Christie Lane is to be a standard roadway or Shared Zone.

Vehicular access to a new two-way Christie Lane can easily be achieved from Christie Street. The section of Christie Street between the Highway and Christie Lane will remain one-way southbound. The site will continue to have convenient access from the State Road network.

Terraffic concurs with the RMS in that direct access to the development site from the Pacific Highway is not supported.

Should you wish to discuss this matter further, please contact Michael Logan on 0411129346 during normal business hours.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'M Logan', with a long horizontal stroke extending to the right.

Michael Logan
Director
Terraffic Pty Ltd



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 Services

- 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

