

17 September 2018

Our Reference: SYD18/00023/03 (A24070958)
Council Ref: DA0610/17

The General Manager
Ku-Ring-Gai Council
818 Pacific Highway
Gordon NSW 2072

Attention: Adam Richardson & Joseph Piccoli

Dear Madam,

**PROPOSED MIXED USE DEVELOPMENT (ALDI AND SHOP TOP HOUSING)
810 PACIFIC HIGHWAY, GORDON**

Reference is made to Council's letter dated 21 December 2017, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for concurrence in accordance with Section 138 of the *Roads Act, 1993*.

Roads and Maritime has reviewed the submitted application and the additional modelling information provided on 8 March 2018. Roads and Maritime further held a meeting with the developer inclusive of Council on 4 June 2018 and determined that the mitigation measures would be required to accommodate the proposed Aldi development at this site. To alleviate queuing on Pacific Highway southbound due to proposed development, the right turn bay shall be extended by 40 Metres at the full cost to the developer. It is further noted that all access to the site will be provided via the local road network from Radford Place. Additionally, Roads and Maritime does not support the mitigation measure of providing dual right turns out of Dumaresq Street onto Pacific Highway as this will result in increased delays on the road network.

Roads and Maritime raises no objections to the development proposal and provides Section 138 Concurrence under the *Roads Act 1993*, subject to the following conditions being included in any determination issued by Council:

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

A strip of land has previously been dedicated as Public Road by private subdivision (DP 768782), along the Pacific Highway frontage of the subject property, as shown by yellow colour on the attached Aerial – "X"

All buildings and structures, 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.

Additionally, the subject property is within a broader investigation area to assess options to upgrade Pacific Highway at this location. The investigations have not yet advanced to the stage where options have been defined and accordingly it is not possible at this time to identify if any part of the subject property that would be required to accommodate this proposal, however it is likely that the frontage of the site may be impacted in the future.

2. The proposed extension of the right turn bay on Pacific Highway shall be designed to meet Roads and Maritime requirements, and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with AUSTROADS and other Australian Codes of Practice. The certified copies of the traffic signal plans and civil design plans shall be submitted to Roads and Maritime for consideration and approval prior to the release of the Construction Certificate by the Principal Certifying Authority and commencement of road works.

The developer may be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the WAD will need to be executed prior to Roads and Maritime assessment of the detailed civil design plans.

Roads and Maritime fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

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.

Details should be forwarded to: Suppiah.Thillai@rms.nsw.gov.au

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 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: Suppiah.Thillai@rms.nsw.gov.au

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.

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 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.
7. 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.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Hans Pilly Mootanah on telephone 8849 2076 or by email at development.Sydney@rms.nsw.gov.au

Yours sincerely,

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

Pahee Rathan
A/Senior Land Use Assessment Coordinator
Sydney Division – North West Precinct

“X”

1
DP786550

2
DP786550

12
DP631351

SP49925

DP557900

RADFORD PL

DUMARESQ ST

PACIFIC HWY

PARK AVE

PACIFIC HWY

SP88232

21
DP732238