

14 December 2020

TfNSW Reference: SYD17/01151/10

Council Reference: A-12715 - DA/235/2018

Hornsby Shire Council  
PO Box 37  
HORNSBY NSW 1630

Attention: Stephen Dobbs

**REVIEW CIVIL PLANS & REVISED SWEEPED PATH PLANS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENT - 461-473 PACIFIC HIGHWAY, ASQUITH**

Dear Sir/Madam,

Reference is made to Council's correspondence dated 16 November 2020, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for concurrence in accordance with Section 138 of the Roads Act, 1993.

TfNSW has reviewed the development application and would provide concurrence to the proposed kerb and gutter works including vehicle crossing along Pacific Highway under Section 138 of the *Roads Act, 1993*, subject to Council's approval and the following requirements being included in the development consent:

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

The subject property is also affected by a road proposal as shown by pink colour on the attached Aerial – "X".

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

2. The redundant driveways on the Pacific Highway boundary shall be removed and replaced with kerb and gutter. The design and construction of the kerb and gutter, including the gutter crossing with left-in left-out arrangement, on Pacific Highway shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to [DeveloperWorks.Sydney@rms.nsw.gov.au](mailto:DeveloperWorks.Sydney@rms.nsw.gov.au).

Detailed design plans of the proposed kerb and gutter are to be submitted to TfNSW for approval prior to the issue of a Construction Certificate and commencement of any road works. Documents should be submitted to [Development.Sydney@rms.nsw.gov.au](mailto:Development.Sydney@rms.nsw.gov.au).

A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by TfNSW.

3. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW 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 TfNSW. Documents should be submitted to [Development.Sydney@rms.nsw.gov.au](mailto:Development.Sydney@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) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

4. The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.
5. All vehicles are to enter and leave the site in a forward direction.
6. All vehicles are to be wholly contained on site before being required to stop.
7. 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.

If you have any further questions, Mr. Felix Liu would be pleased to take your call on 8849 2113 or email [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au). I hope this has been of assistance.

Yours sincerely,



**Pahee Rathan**

Senior Land Use Assessment Coordinator

