

17th February, 2023

**Lane Cove Council
PO Box 20
Lane Cove NSW 1595**

Attention : Greg Samardzic

Dear Greg,

**Development Application DA135/22
Industrial Business Centre
67 Mars Road
Lane Cove West NSW 2066**

On behalf of our clients, we respond to Council's request for additional information to be provided in the Development Application and modifications requested in the correspondence dated the 9th January, 2023 as follows :-

TRAFFIC COMMENTS

The architectural drawings have been amended to address the issues raised and an amended Traffic Report has been submitted to address the following matters listed :-

- Heavy vehicle ramps and driveways have been amended to comply with AS2890.1 and AS2890.2;
- There are no loading bays proposed in the Basement Parking and Storage Levels as these are only allocated for parking and storage uses – the driveway widths are 8.0 metres and this allows for vehicles to park adjacent to their storage areas for loading or unloading – only small vehicles are permitted to these basement levels;
- Swept paths are illustrated in the Traffic Report;
- Additional bicycle facilities are now proposed in Basement Level 1, Level 1 and Level 2 for visitors and tenants;
- Access Ramps have been proposed to accommodate the anticipated vehicles to use the centre and are nine (9) metres in width with the gradients compliant with the Australian Standards;

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Health and environment comments

We note your request for the following reports to be prepared and issued :-

1. Remedial Action Plan
2. Environmental Management Plan
3. Construction Noise & Vibration Management Plan
4. Construction & Demolition Waste Management Plan

We have requested Council to have these four (4) reports noted and required prior to the issuing of a Construction Certificate, which will allow a more intensive examination and assessment of the site with Test Bore Holes and a more extensive intrusion into the property.

We note your response by email, dated the 14th February, 2023 that the Council's health requirements can be subject to the Planning Panels approval and can be considered as part of a DA Consent and Conditions.

We submit a statement from EI Australia who have prepared the original Contamination and Water Assessment Reports, that the contamination issues can be conditioned instead and that the site is suitable for redevelopment for such a purpose and that demolition will need to occur before further investigations can be completed.

We trust Council will provide further assessment of the submitted information and support the proposed development.

Should further information be requested, please contact our office for assistance.

Yours faithfully,

architex

Robert Del Pizzo

Associate of the Australian Institute of Architects
NSW Board of Architects Reg. No. 3972
NSW Design Practitioner No. 1254

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