

21 October 2025

TfNSW Reference: SYD25/01218
Council Reference: DA/97/2025 (CNR-87014)

Ms. Louise Kerr
General Manager
Lane Cove Council
PO Box 20
Lane Cove NSW 1595

Attention: Chris Shortt

**MIXED USE HOTEL DEVELOPMENT
34-42 PACIFIC HIGHWAY, ST LEONARDS**

Dear Ms Kerr,

Reference is made to Council's referral dated 1 October 2025, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for comment under clause 2.121 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* and concurrence under Section 138 of the *Roads Act 1993*.

TfNSW has reviewed the submitted information and notes that proposed louvres on the development's Pacific Highway facade may be overhanging the road reserve. While the submitted 'Eastern Elevation' plan (Drawing no. A202 Rev 01 dated 2 April 2025) indicates the louvres are contained within the property boundary, the 'Sections Plan - 1' (Drawing no. A300 Rev 01 dated 1 August 2025) indicates some components would encroach into the road reserve. In this regard, TfNSW does not support any new buildings or structures (other than pedestrian footpath awnings) being located in/overhanging the road reserve of Pacific Highway (unlimited in height or depth) and would not issue concurrence under section 138 of the *Roads Act 1993* to these structures. The plans should be amended to rectify this and ensure these components are located within the freehold property boundary, to the satisfaction of Council as the relevant planning authority.

In addition to the above, TfNSW requests the following conditions are included in any consent issued by Council:

1. All buildings and structures (other than 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. 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 GTD2020/001.

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. Please send all documentation to development.sydney@transport.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.

3. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system that impact upon Pacific Highway are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to development.sydney@transport.nsw.gov.au

TfNSW requires the hydraulic calculations for the pre-development and post-development stormwater discharge to Pacific Highway. Specifically, the 1 in 5 year, 1 in 10 year, 1 in 20 year, and 1 in 100 year rainfall event discharge rates in litres/second are required.

A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.

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Level 4, 4 Parramatta Square, 12 Darcy Street, Parramatta NSW
PO Box 973 Parramatta CBD NSW 2124

W transport.nsw.gov.au

4. The developer shall be responsible for all public utility adjustment/relocation works, etc. necessitated by the above/approved work and as required by the various public utility authorities and/or their agents. Any proposed public utility adjustment/relocation works on the state road network will require detailed civil design plans for road opening/underboring to be submitted to TfNSW for review and acceptance prior to the commencement of any works. The developer must also obtain any necessary approvals from the various public utility authorities and/or their agents. Please send all documentation to development.sydney@transport.nsw.gov.au. A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.
5. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Pacific Highway during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Hans Pilly Mootanah, Land Use Planner by email at development.sydney@transport.nsw.gov.au

Yours sincerely,



Rachel Davis
Senior Land Use Planner
Transport Planning Branch
Planning, Integration and Passenger