

8 November 2024

TfNSW Reference: SYD24/01812/01
Council Reference: DA/2024/286 (CNR-74891)

Ms Meredith Wallace
General Manager
Bayside Council
PO Box 21
Rockdale NSW 2216

Attention: Ayse Lavorato

**CONSTRUCTION OF SHOP TOP HOUSING
456-469 PRINCES HIGHWAY AND 5-7 GEEVES AVENUE, ROCKDALE**

Dear Ms Wallace,

Reference is made to Council's correspondence dated 24 October 2024 regarding the abovementioned Development Application (DA), which was referred to Transport for NSW (TfNSW) for comment under Section 2.119 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* and concurrence under Section 138 of the *Roads Act 1993*.

TfNSW notes that the site has frontage to a classified road (Princes Highway) with all vehicular access being provided from Geeves Lane (a local road managed by the Council).

Having regarded to the above, TfNSW has reviewed the DA and would provide concurrence under Section 138 of the *Roads Act 1993*, subject to the Planning Authority approval and the following requirements being included in any development consent issued by the Council:

1. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system 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.

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

2. Any 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 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.

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 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) 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 developer is required to enter a Works Authorisation Deed (WAD) with TfNSW for the works required by Conditions 1, 2 and 3 that impact the Princes Highway.
5. A Road Occupancy Licence (ROL) should be obtained from the Transport Management Centre (TMC) for any works that may impact on traffic flows on Botany Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.
6. The proposed awning along the Princes Highway frontage shall be setback a minimum distance of 600mm away from the face of the kerb to protect against heavy vehicle overhang.

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7. For the life of the completed development: all servicing of the site (e.g. delivery drop offs and pick ups) for the retail/commercial premises, including waste collection, must be undertaken within the development site and not be undertaken from the Princes Highway frontage of the site.

Further to the above, the following advisory comments are provided for the Council's consideration in the determination of the application:

- The proposed development should be designed such that road traffic noise from the Princes Highway is mitigated by durable materials to satisfy the requirements for habitable rooms under Section 2.120 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*.
- The layout of the proposed car parking areas associated with the DA (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, parking bay dimensions, headroom, etc) should be in accordance with AS 2890.1-2004, AS 2890.6-2009 and AS 2890.2-2018.

For more information, please contact Jim Tsirimiagos, Land Use Planner, on 0412 376 198, or by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,



Andrew Lissenden
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