

14 May 2019

Our Reference: SYD18/01905/02 (A27339205)
DP&E Ref: SSD 9741

Team Leader
Industry Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Olivia Hirst

Dear Sir/Madam,

LANE COVE WEST DATA CENTRE – 1 SIRIUS ROAD, LANE COVE WEST

Reference is made to the Department of Planning and Environment (DP&E) letter dated 10 April 2019, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime has reviewed the submitted application and provides the following comments with regards to the proposed development:

1. The subject property abuts a Declared Tollway in sub-stratum (Lane Cove Tunnel) as shown by blue colour on the attached Aerial – “X”. Access is denied across this boundary in surface stratum.

Roads and Maritime has also previously acquired land from beneath the subject property for the Lane Cove Tunnel, as shown by green colour on the attached Aerial – “X”. Access is denied across this boundary in sub-surface stratum.

Therefore, Roads and Maritime raises no objections on Property grounds to the submitted application provided:

- any new building or structures, together with any improvements integral to the future use of the site, are erected clear of the Lane Cove Tunnel.
 - The integrity of the Lane Cove Tunnel is not compromised
2. Based on the information provided, the Lane Cove Tunnel (LCT) mainline tunnel is over 200m away from the proposed development and therefore will not be impacted by this development. The LCT Motorway Control Centre (MCC) at 5 Sirius Rd, Lane Cove West is sharing the site

Roads and Maritime Services

boundary on the south-eastern side of the proposed development (Refer to the attached Marked-up plan). The Sirius Road Ventilation Shaft and Western Ventilation Exhaust Tunnel connecting with the LCT mainline are located within the LCT MCC area. The LCT MCC building and the ventilation shaft located within the LCT MCC area is within 38m from the proposed development. The closest distance between the proposed development area and the ventilation tunnel is within 12m.

It is noted from Geotechnical report by Douglas Partners ATSYD2-SSD-REP-GEO-001 provided, Section 8.4 – Vibration Control states that “*the use of rock hammers or impact breakers for excavation will cause vibrations which could possibly result in damage to the nearby structures and underground services (closer than 20m)*”. Boreholes provided in the Geotechnical Report indicate the medium/higher strength sandstone is around more than 10m below existing surface. The maximum excavation at a depth of 13m below the existing ground level is proposed on the south-western part of the site. Only one borehole (BH1) has been taken at the south-eastern side of the development site near the LCT MCC area.

From the LCT as-built drawings, the distance from the base of the excavation to the crown of the ventilation tunnel varies from 10m to 18m, therefore the vibration and excavation of the proposed development may pose some concern towards the ventilation shaft and the ventilation tunnel.

The distance between the LCT MCC building and the proposed development area is approximately 25m, however geotechnical monitoring and further assessment are required when more detailed information such as design drawings and construction methodology etc. are submitted in order to ensure the construction of the proposed development will not impact on the LCT MCC.

Comments and recommendations

- Vibration monitoring will be required around the south-eastern side of the proposed development to monitor the vibration attenuation within the area of the LCT MCC, ventilation shaft and ventilation tunnel to the satisfaction of LCT & Roads and Maritime.
- Foundation design – detailed drawings showing foundation design especially on the eastern side of the proposed development should be provided for review and assessment by LCT & Roads and Maritime.
- Developer should confirm if a retention system will be extended beyond the site boundaries towards the east and south eastern side of the site boundary.
- It is noted only a single borehole has been taken within the proximity of the LCT MCC area. It is suggested further boreholes within this area would assist in providing a more accurate geotechnical profile in this area.
- According to the landscape plan, native canopy trees are to be planted at the south-eastern boundary of the proposed site which appears to be overhanging with 5 Sirius Road lease area. Information of the particular type of trees and vegetation should be provided for review as concerns raised regarding the tree root may damage our current retaining wall structures if they are planted too close to the retaining wall.
- Developer should provide design information of any significant works outside the building profile which may impact LCT assets.
- As-Built drawings of the LCT ventilation stack as well as the ventilation tunnel can be issued to the Developer upon request for further design assessment, as the ventilation shaft and ventilation tunnel are not indicated or referenced on the design information.

Roads and Maritime requests the abovementioned information for further review prior to the determination of the application. Upon receipt of the information, Roads and Maritime will review and provide response accordingly.

Any inquiries in relation to this application can be directed to Zhaleh Alamouti on 8849 2331 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pahee Rathan', with a stylized flourish at the end.

Pahee Rathan
Senior Land Use Assessment Coordinator
North West Precinct





Lane Cove Tunnel Alignment

Western Ventilation Tunnel

Motorway Control Centre
(5 Sirius Road)

LCT Ventilation Stack

Development Site:
Proposed Data Centre