



Peter Antoniou <peterantoniou53@gmail.com>

20230213 - Pre-DA/pre Planning proposal 85 Crown Street St-Peters - WestConnex: WC112066 impact inquiry

40 messages

Hans Pilly mootanah <Hans.PILLY.MOOTANAH@transport.nsw.gov.au>

Mon, Feb 13, 2023 at 10:22 AM

To: "peterantoniou53@gmail.com" <peterantoniou53@gmail.com>

Cc: James Hall <James.HALL@transport.nsw.gov.au>, John Lee <John.Lee@transport.nsw.gov.au>, Megan Reynolds <Megan.Reynolds2@transport.nsw.gov.au>

Hi Peter,

Reference is made to your email below with regard to your request for pre-DA/pre-planning proposal lodgement feedback with regard to the WestConnex.

In this regard, TfNSW has reviewed your submission and provides the following comments for your consideration:

1. The site fronts Crown Street (Local road) and Campbell Street (7000 Series regional road under care and control of Council) – depending on the future approved development yield and the site's proximity to Princes Highway, a development application will need to be forwarded to TfNSW for review and assessment.
2. The site is situated above the WestConnex, as such any geotechnical report/s associated with any future development proposal should cover the following:

- Load limits over and adjacent to the tunnels and associated infrastructure;

The depth to the top of the tunnel excavation is about 12m below 85 Crown St, St Peters. There is systematic roof support in the form of rock bolts above the tunnel crown, nominally 3.6m higher (approximately 8.4m below the existing ground surface).

The tunnel design has assumed a maximum surcharge load of 30kPa at the existing ground surface and no basement excavation has been considered. If the loading surcharge at or near the existing ground surface exceeds 30kPa, and/or a basement is planned, an engineering appraisal will be required to assess the potential impacts on the tunnel structures.

- Horizontal and vertical movement limits of the tunnels and associated infrastructure;

The engineering appraisal of the development needs to include an assessment of the excavation and construction of the development and demonstrate that the loading conditions will not adversely affect the tunnel structures.

The engineering assessment needs to predict ground movement adjacent to the tunnel and its associated ground support at each construction stage, including the final stage. It is expected that this assessment will need to use detailed numerical modelling techniques such as Finite Element Analysis. Ground movement prediction needs to consider the full zone of influence of the excavation and construction.

TfNSW geotechnical engineers will need to review the associated engineering assessment to evaluate any potential impacts on the M4-M8 Link tunnel structures and agree whether or not the predicted impacts on the tunnel structure are acceptable to TfNSW. It is also suggested that the organisation undertaking the detailed numerical analysis be familiar with designing tunnel structures in Sydney.

- Confirmation of areas where construction is prohibited in addition to the areas shown on DP1249588 (if any);

No excavation and ground supports including piles, soil and rock reinforcement are permitted inside the substratum owned by TfNSW.

- Accurate as-built drawings of the tunnel excavations to confirm location relative to the development; and

The as-built drawings for this section of the tunnel is currently unavailable, the M4-M8 Contractor is developing the as-built drawings systematically. The relevant drawings will be provided to the developer when they become available. The developer and the design engineers will be required to sign a confidentiality deed to access the drawings.

- Any other relevant information regarding development over and adjacent to the tunnels and associated infrastructure,
- Where any excavation in rock is undertaken that requires an excavator with a rock hammer, rock hammer vibrations must be limited to no more than 8mm/s at the affected structure (including the tunnel ground support elements). If rock hammering is required, the developer must submit a vibration monitoring plan to TfNSW for approval and which needs to include the size of rock hammer to be used, the location and size of excavation and mitigations measures to ensure the vibration limit is not exceeded.

- Further conditions may be imposed, depending on the design of the proposed development.

In addition to the above, it is too early to ascertain the traffic impacts of the development proposal. To assist in preparation of a future development application or pre lodgement advice regarding a planning proposal – please forward a pre-da submission to development.sydney@transport.nsw.gov.au for further feedback for a more streamlined assessment process.

It is emphasised that the comments provided above are informal and of a Pre-DA nature. They are not to be interpreted as binding upon TfNSW and may change following formal assessment of a submitted development application from the appropriate consent authority.

Kind regards,

Hans Pilly Mootanah

Land Use Planner

Planning and Programs

Greater Sydney

Transport for NSW

M 0428 391 997 E Hans.Pilly.Mootanah@transport.nsw.gov.au

transport.nsw.gov.au

27-31 Argyle Street

Parramatta NSW 2150



Transport
for NSW



I acknowledge the Aboriginal people of the country on which I work, their traditions, culture and a shared history and identity. I also pay my respects to Elders past and present and recognise the continued connection to country.

Please consider the environment before printing this email.

From: Peter Antoniou <peterantoniou53@gmail.com>

Sent: Friday, February 10, 2023 4:57 PM

To: Megan Reynolds <Megan.Reynolds2@transport.nsw.gov.au>

Cc: Paul Apostoles <paul@portmanlane.com.au>; Mal Brown <mbrown@northrop.com.au>; Nicholas Boey <NBoey@northrop.com.au>

Subject: Re: FW: WestConnex: WC112066

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Hi Megan

Just following up on the response. It is getting quite urgent now.

Can you please provide an ETA?

Kind Regards

Peter

On Fri, Feb 3, 2023 at 1:59 PM Megan Reynolds <Megan.Reynolds2@transport.nsw.gov.au> wrote:

Hi Peter

Thank you for your email, I apologise for my delay in responding.

Things are progressing and we should be able to come back to you by the end of next week.

Please follow up again if you don't hear from me then.

Thanks,

Megan

From: Peter Antoniou <peterantoniou53@gmail.com>
Sent: Tuesday, January 24, 2023 10:01 AM
To: Megan Reynolds <Megan.Reynolds2@transport.nsw.gov.au>
Cc: Paul Apostoles <paul@portmanlane.com.au>; Mal Brown <mbrown@northrop.com.au>; Nicholas Boey <NBoey@northrop.com.au>
Subject: Re: FW: WestConnex: WC112066

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Hi Megan

Hope you are well and had a great New Year. Just following up on our request for information from last October.

We are pushing to submit a planning proposal within the next few months and ideally require some form of response from TfNSW.

Could you provide an update on how things are progressing and an expected timeframe for a response?

Kind Regards

Peter

On Tue, Nov 15, 2022 at 3:47 PM Megan Reynolds <Megan.Reynolds2@transport.nsw.gov.au> wrote:

Hi Peter

Thank you for your email and I apologise for our delayed response. We are working on this and will come back to you as soon as we can.

Thanks,

Megan

From: Peter Antoniou <peterantoniou53@gmail.com>
Sent: Tuesday, 15 November 2022 2:18 PM
To: Megan Reynolds <Megan.Reynolds2@transport.nsw.gov.au>
Cc: Paul Apostoles <paul@portmanlane.com.au>; Mal Brown <mbrown@northrop.com.au>; Nicholas Boey <NBoey@northrop.com.au>
Subject: Re: FW: WestConnex: WC112066

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Hi Megan

Hope you are doing well. Just following up on a response to our Northrop letter provided on 26th October to TfNSW.

Kind Regards

Peter

On Wed, Oct 26, 2022 at 4:07 PM Megan Reynolds <Megan.Reynolds2@transport.nsw.gov.au> wrote:

Hi Peter

Thank you for that. I'll share this with the relevant teams and we will come back to you.

Regards,

Megan

From: Peter Antoniou <peterantoniou53@gmail.com>
Sent: Wednesday, 26 October 2022 3:54 PM
To: Megan Reynolds <Megan.Reynolds2@transport.nsw.gov.au>
Cc: Paul Apostoles <paul@portmanlane.com.au>; Mal Brown <mbrown@northrop.com.au>; Nicholas Boey <NBoey@northrop.com.au>
Subject: Re: FW: WestConnex: WC112066

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Hi Megan

Thank you for reaching out.

We are representing the owner [85 Crown Street St-Peters](#) working through a planning proposal for a residential building at the site. Council have requested we seek advice on any impacts from the WestConnex tunnel which is located below a portion of the site.

We engaged Northrop Engineers who provided the attached letter summarising the items we require clarification on from the WestConnex team.

Please review and provide a response to the items raised in the attached letter. Feel free to reach out if you have any questions.

Kind Regards

Peter Antoniou

0437 636 455

On Wed, Oct 26, 2022 at 2:40 PM Megan Reynolds <Megan.Reynolds2@transport.nsw.gov.au> wrote:

Hi Peter

I've received the below enquiry regarding 85 Crown Street. Please can you provide me with some more information about what you are looking for?

I'll be happy to help you if you can please explain what you need.

Thanks

Megan

Megan Reynolds
Senior Communications & Stakeholder Engagement Officer - WestConnex
Community and Place

Greater Sydney

Transport for NSW



I recognise and acknowledge that modern NSW is an overlay on Aboriginal land and that many of the transport routes of today follow songlines Aboriginal people have followed for tens of thousands of years. I pay my respects to the Aboriginal people of NSW and Elders past and present.

From: Council Pro <councilpro@welldone.com.au>
Sent: Monday, 24 October 2022 11:24 AM
To: Transport for NSW - WestConnex Community Engagement Team <info.westconnex@transport.nsw.gov.au>
Subject: WestConnex: WC112066

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WC Event #: WC112066
Group: NON-PROJECT ENQUIRIES
Category: ALL ENQUIRIES
Type: REPORT
Date: 24/10/2022
Time: 11:24
Caller Name: Peter - Portman Lane
Caller Phone: 0437636455
Caller Email: peterantoniou53@gmail.com
Suburb: St Peters NSW 2044
Street: 85 Crown St
Details Of Issue Complaint: Pre planning proposal for North Rocks Engineers for the address provided.
Action: Email - Transport for NSW - TfNSW formerly RMS Motorways Community Engagement Team

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