



24 July 2019

Our Reference: SYD17/01818/04 (A28337121)
DPE Ref: SSD 8996

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

Attention: Jason Maslen

Dear Sir/Madam,

**LORETO NORMANHURST SCHOOL REDEVELOPMENT – CONCEPT PROPOSAL AND
STAGE 1 – 91-93 PENNANT HILLS ROAD, NORMANHURST**

Reference is made to the Department of Planning and Environment (DPE) letter dated 24 June 2019, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comments.

Roads and Maritime has reviewed the submitted documents and requests that the existing vehicular access on Pennant Hills Road should be removed as a result of the proposed development to maintain road safety and network efficiency.

The removal of existing access on Pennant Hills Road requires concurrence from Roads and Maritime in accordance with Section 138 of the *Roads Act, 1993*.

Roads and Maritime grants concurrence under Section 138 of the *Roads Act 1993* subject to the following conditions being included in any consent issued by DPE:

1. Roads and Maritime has previously resumed and dedicated a strip of land as road along the Pennant Hills Road frontage of the subject property, as shown by grey colour on the attached Aerial - "X".

The sub surface beneath part of the subject property was compulsory acquired by Roads and Maritime for the NorthConnex Project on Government Gazette No 67 of 26 August 2016; Folio 2303. The acquired land is described as Lots 15-19 & 29-33 DP1218765 & Lots 6 & 9 DP 1217496.

Roads and Maritime has no proposal that would require any part of Lots 1-5 DP1218765 & Lot 3 DP 1217496. Further information in regard to the proposed tunnel and NorthConnex Project can be obtained by contacting NorthConnex - E mail: enquiries@northconnex.com.au or by calling 1800 997 057 or by visiting the web site www.northconnex.com.au.

All buildings and structures, together with any improvements integral to the future use of the site, are to be wholly within the freehold property (partly limited in depth).

2. The existing access on Pennant Hills Road shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Pennant Hills Road shall be in accordance with Roads and Maritime requirements. Details of these requirements should be obtained by email to DeveloperWorks.Sydney@rms.nsw.gov.au.

Detailed design plans of the proposed kerb and gutter are to be submitted to Roads and Maritime for approval prior to the issue of a Construction Certificate and commencement of any road works. Please send all documentation to development.sydney@rms.nsw.gov.au

A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

3. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

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 Roads and Maritime. Please send all documentation to development.sydney@rms.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. Detailed design plans and hydraulic calculations of any changes to the Roads and Maritime's stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works. Please send all documentation to development.sydney@rms.nsw.gov.au

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

5. School Zones must be installed along all roads with a direct access point (either pedestrian or vehicular) from the school. School Zones must not be provided along roads adjacent to the school without a direct access point.
6. There should be suitable pedestrian paths/facilities within the vehicle accessible areas to corral pedestrians to appropriate crossing locations.
7. All vehicles are to enter and exit the site in a forward direction. Provision for vehicles to turn around must be provided within the property boundary.
8. All works/regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime.

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



Pahee Rathana
Senior Land Use Assessment Coordinator
North West Precinct

“X”



Government Notices

Lots 58 and 70 Deposited Plan 1218719, being parts of the land in Certificate of Title 32/12343 and said to be in the possession of Paul David Lorsch and Jill Anne Lorsch (registered proprietors) and National Australia Bank Limited (mortgagee);

Lots 57 and 69 Deposited Plan 1218719, being parts of the land in Certificate of Title 33/12343 and said to be in the possession of Scott Grayson and Judith Lee Grayson (registered proprietors) and St George Bank Limited (mortgagee);

Lots 63 and 75 Deposited Plan 1218719, being parts of the land in Certificate of Title 2/503322 and said to be in the possession of John Colin Dymock;

Lots 62 and 74 Deposited Plan 1218719, being parts of the land in Certificate of Title 1/503322 and said to be in the possession of Stephen Matthew McKenna and Justine Elizabeth Isles (registered proprietors) and St George Bank Limited (mortgagee);

Lots 61 and 73 Deposited Plan 1218719, being parts of the land in Certificate of Title 8/12343 and said to be in the possession of Lee John Bulgin and Penelope Clare Bulgin (registered proprietors) and Commonwealth Bank of Australia (mortgagee);

Lots 41 and 52 Deposited Plan 1218788, being parts of the land in Certificate of Title 17/1120186 and said to be in the possession of John McLean Crerar and Mary Elizabeth Crerar (registered proprietors) and Westpac Banking Corporation (mortgagee);

Lots 40 and 51 Deposited Plan 1218788, being parts of the land in Certificate of Title 16/1115010 and said to be in the possession of Brian David Cornish and Susan Mary Cornish (registered proprietors) and Credit Union Australia Limited (mortgagee);

Lots 39 and 50 Deposited Plan 1218788, being parts of the land in Certificate of Title 1/201852 and said to be in the possession of Smita Kelvekar and Gautam Rameshchandra Kelvekar (registered proprietors) and Newcastle Permanent Building Society Limited (mortgagee);

Lots 36 and 47 Deposited Plan 1218788, being parts of the land in Certificate of Title 1/549485 and said to be in the possession of Jiayuan Wu and Xuanjun Wu (registered proprietors) and National Australia Bank Limited (mortgagee);

Lots 35 and 46 Deposited Plan 1218788, being parts of the land in Certificate of Title 2/549485 and said to be in the possession of Lawrence John Owens and Margaret Anne Owens;

Lots 38 and 49 Deposited Plan 1218788, being parts of the land in Certificate of Title 2/579913 and said to be in the possession of Robert Bruce Cumming and Fiona June Cumming (registered proprietors) and Commonwealth Bank of Australia (mortgagee);

Lots 37 and 48 Deposited Plan 1218788, being parts of the land in Certificate of Title 1/579913 and said to be in the possession of Barry Barakat and Margaret Robyn Barakat (registered proprietors) and Commonwealth Bank of Australia (mortgagee);

Lots 34 and 45 Deposited Plan 1218788, being parts of the land in Certificate of Title M/414195 and said to be in the possession of Elke Wagener and David John Wilkins (registered proprietors) and Community First Credit Union Limited (mortgagee);

Lots 33 and 44 Deposited Plan 1218788, being parts of the land in Certificate of Title 2/365331 and said to be in the possession of Gregory Philip Williams and Pamela Lorraine Williams (registered proprietors) and Commonwealth Bank of Australia (mortgagee);

Lots 32 and 43 Deposited Plan 1218788, being parts of the land in Certificate of Title 3/365331 and said to be in the possession of Amanda Antra Westcott and Mark Andrew Westcott (registered proprietors) and Members Equity Bank Limited (mortgagee);

Lots 31 and 42 Deposited Plan 1218788, being parts of the land in Certificate of Title 1/215946 and said to be in the possession of Salim Khoudair (registered proprietor) and Perpetual Limited (mortgagee);

Lots 6 and 9 Deposited Plan 1217496, being parts of the land in Certificate of Title 1/734965 and said to be in the possession of Trustees of the Loreto Property Association;

Lots 19 and 33 Deposited Plan 1218765, being parts of the land in Certificate of Title 15/6612 and said to be in the possession of Trustees of the Loreto Property Association;

Lots 18 and 32 Deposited Plan 1218765, being parts of the land in Certificate of Title 14/6612 and said to be in the possession of Trustees of the Loreto Property Association;

Lots 16, 17, 30 and 31 Deposited Plan 1218765, being parts of the land in Certificate of Title Auto Consol 3811-215 and said to be in the possession of Trustees of the Loreto Property Association;

Lots 15 and 29 Deposited Plan 1218765, being parts of the land in Certificate of Title Auto Consol 4570-1 and said to be in the possession of Trustees of the Loreto Property Association;

Lots 22 and 36 Deposited Plan 1218765, being parts of the land in Certificate of Title 61/6612 and said to be in the possession of Robert John Zorzetto and Elisabeth Hillegonda Zorzetto (registered proprietors) and Commonwealth Bank of Australia (mortgagee);

Lots 21 and 35 Deposited Plan 1218765, being parts of the land in Certificate of Title 62/6612 and said to be in the possession of Murray John Reeves and Sandra Michelle Reeves (registered proprietors) and Commonwealth Bank of Australia (mortgagee);