

5 December 2014

Our Reference: SYD12/00976/02 (A8060473)
DP&E Ref: SSD 5535

Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: **Peter McManus**

Dear Sir/Madam

**CONSTRUCTION OF THE WAHROONGA ADVENTIST SCHOOL IN FOUR STAGES AND NEW ACCESS ROAD AND SIGNALISED INTERSECTION
LOT 621 DP 1128314, LOTS 1 AND 2 DP 834960, LOT 1 DP 834961, AND LOT 4 DP 8349767,
FOX VALLEY ROAD, WAHROONGA**

Reference is made to your letter dated 31 October 2014, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) in accordance with Clause 104 and Column 2 of Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007.

Roads and Maritime has reviewed the submitted application and raise no objection to the Application. Roads and Maritime has the following conditions to be included in any consent issued by the Department of Planning and Environment:

General

1. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council prior to the issue of a construction certificate for each stage. It is preferred that heavy construction vehicles enter and exit the development site outside of the active school zone periods, namely 8am-9:30am and 2pm-4pm. The Construction Traffic Management Plan shall be approved by Council and Roads and Maritime prior to works commencing.
2. A significant number of vehicles and pedestrians will access the site at the start and end of the school day. 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. Road Safety precautions and parking zones should be included into the neighbouring local road network:
 - Council should ensure that parking; drop-off and pick-up zones and bus zones incorporated are in accordance with Roads and Maritime standards.

3. Roads and Maritime is responsible for speed management along all public roads within the state of New South Wales. That is, Roads and Maritime is the only authorised organisation that can approve speed zoning changes and authorise installation of speed zoning traffic control devices on the road network within New South Wales.

Therefore, the Developer must obtain written authorisation from Roads and Maritime to install School Zone signs and associated pavement markings and/or remove/relocate any existing Speed Limit signs.

To obtain authorisation, the Developer must submit the following for review and approval by Roads and Maritime, at least six (6) weeks prior to student occupation of the site:

- a) A copy of Council's development Conditions of Consent,
- b) The proposed school commencement/opening date,
- c) Two (2) sets of detailed design plans showing the following:
 - School property boundaries
 - All adjacent road carriageways to the school property
 - All proposed school access points to the public road network and any conditions imposed/proposed on their use
 - All existing and proposed pedestrian crossing facilities on the adjacent road network
 - All existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings).
 - All existing and proposed street furniture and street trees.
4. All School Zone signs and pavement markings must be installed prior to student occupation of the site.
5. Following installation of all School Zone signs and pavement markings the Developer must arrange an inspection with Roads and Maritime for formal handover of the assets to Roads and Maritime. The installation date information must also be provided to Roads and Maritime at the same time.

Note: Until the assets are formally handed-over and accepted by Roads and Maritime, Roads and Maritime takes no responsibility for the School Zones/assets.

Prior to Construction Certificate for Stage 2

6. The provision of the new traffic control signals and civil works at Fox Valley Road and new school access road intersection shall be designed to meet Roads and Maritime requirements and endorsed and drawn by a suitably qualified practitioner. The design requirements shall be in accordance with Roads and Maritime Traffic Signal Design Manual and other Australian Codes of Practice.

Roads and Maritime fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.
7. The certified copies of the civil design plans for the signalised intersection shall be submitted to Roads and Maritime for consideration and approval prior to the release of the Construction Certificate by Council and commencement of road works.

The developer may be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the Works Authorisation Deed (WAD) will need to be executed prior to Roads and Maritime assessment of the detailed civil design plans.

Roads and Maritime fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

Prior to Occupation Certificate for Stage 2

8. The signalised intersection at Fox Valley Road and new school access road shall be operational prior to the issue of the occupation certificate for stage 2.

Roads and Maritime has the following comments for consideration in the determination of the application:

1. Roads and Maritime recommends the installation of pedestrian fencing along the site's Fox Valley Road frontage at the pedestrian access points to ensure pedestrians remain on the footpath and do not cross Fox valley Road. For further information the applicant is to contact Vicky Walker, Network and Safety Section (Speed Management) on 8849 2681.
2. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004.
3. The swept path of the longest vehicle (including garbage trucks) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.

Any inquiries in relation to this development application can be directed to Malgy Coman on 8849 2413 or development.sydney@rms.nsw.gov.au.

Yours sincerely,



Angela Malloch
Senior Land Use Planner
Network and Safety Section