

12 August 2015

Our Reference: SYD14/00350/03 (A9884862)
DP&E Ref: SSD 6454

Team Leader – Social Infrastructure
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: **Peter McManus**

Dear Sir/Madam,

**CONCEPT PROPOSAL AND STAGE 1 DEVELOPMENT FOR SCECGS REDLANDS SCHOOL
272 MILITARY ROAD, CREMORNE**

Reference is made to the Department's letter dated 19 June 2015, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Military Road and Gerard Street are classified roads, and as such the proposed driveway connections require concurrence from Roads and Maritime in accordance with Section 138 of the *Roads Act, 1993*.

Roads and Maritime has reviewed the submitted documentation and would provide concurrence to the construction of vehicular crossings on Military Road and Gerard Street under Section 138 of the *Roads Act 1993*, subject to the following conditions being included in any consent issued by the Department of Planning and Environment:

Concept Proposal Conditions

1. All buildings and structures, together with any improvements integral to the future use of the site are wholly within the freehold property (unlimited in height or depth), along the Military Road boundary.
2. The redundant vehicular crossings on Military Road and Gerard Street shall be removed and replaced with kerb and gutter to match existing.
3. The design and construction of the vehicular crossings on Military Road and Gerard Road shall be in accordance with Roads and Maritime requirements. Details of these requirements should be obtained from Roads and Maritime Manager Developer Works, Statewide Delivery, Parramatta (telephone 8849 2138).

Detailed design plans of the proposed gutter crossing are to be submitted to Roads and Maritime for approval prior to the issue of a Construction Certificate and commencement of any road works.

A plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

4. 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.

The report and any enquiries should be forwarded to:

Project Engineer, External Works
Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.

Telephone 8849 2114
Fax 8849 2766

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) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

5. Council should ensure that post development of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

Details should be forwarded to:

The Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

6. 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 for approval prior to the issue of a Construction Certificate.
7. The proposed development should be designed such that road traffic noise from Military Road is mitigated by durable materials in order to satisfy the requirements for habitable rooms under Clause 102 (3) of *State Environmental Planning Policy (Infrastructure) 2007*.
8. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Military Road during construction activities.
9. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Military Road.
10. All vehicles are to enter and leave the site in a forward direction.
11. All vehicles are to be wholly contained on site before being required to stop.

12. 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, AS 2890.6:2009, and AS 2890.2 – 2002.
13. 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.

Stage 1 Conditions

1. The redundant vehicular crossings on Gerard Street shall be removed and replaced with kerb and gutter to match existing.
2. 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 for approval prior to the issue of a Construction Certificate.
3. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Gerard Street during construction activities.
4. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Gerard Street.
5. All vehicles are to enter and leave the site in a forward direction.
6. All vehicles are to be wholly contained on site before being required to stop.
7. 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, AS 2890.6:2009, and AS 2890.2 – 2002.
8. 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.

Roads and Maritime has the following comment for the Department of Planning and Environment's consideration in the determination of the application:

1. The pedestrian bridge located over Military Road and adjacent to the subject property is owned by Roads and Maritime Services, a minimum clearance of 2 metres is requested to be maintained around this bridge structure to allow for maintenance access.
2. Roads and Maritime preference is for the access on Gerard Street to be restricted to left in/left out. It is noted however that the existing road corridor width may not be sufficient for the construction of a median. If this is the case, Roads and Maritime recommends that the "No Stopping" restrictions are extended approximately 18 metres on the northern side of Gerard Street to permit vehicles to pass right turning vehicles to the site. Also, the "No Stopping" restrictions on the southern side of Gerard Street could be increased by approximately 44 metres to allow safe sightlines to be provided in accordance with AS 2890.1 (2004).

The proponent should be advised that the subject property is within an area currently under investigation for intersection improvements works along Military Road and Winnie Street.

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