

RECEIVED
06 FEB 2009



City of Canada Bay Council

Canada Bay Civic Centre Drummoyne
1a Marlborough Street Drummoyne NSW 2047
Locked Bag 1470 Drummoyne NSW 1470
Tel: 9911 6555 * Fax: 9911 6550
council@canadabay.nsw.gov.au
www.canadabay.nsw.gov.au

4th February 2009

Eddy Lucas
Billbergia Pty Ltd
Locked Bag 1400
MEADOWBANK NSW 2114

Dear Eddy,

RE: LOT 1A NO. 40 WALKER STREET, RHODES

Reference is made to your recently submitted Traffic Management Plans for the construction of Walker Street. Council's Transport Manager has reviewed these drawings and has provided the following comments, advice and conditions:

- The Traffic Management Plans are not required to go to Traffic Committee for assessment. However, approval is granted subject to the conditions as stipulated below.
- A full set of the Construction drawings are to be submitted in hard and digital format to Council.
- A full set of the Traffic Management Plans in digital format is to be submitted for Council's records.
- Conditions for Stage 1 works only:
 - Council will monitor the traffic arrangements during Stage 1 to assess the level of controls required for proceeding stages.
 - The proponent is to contact Council's Traffic and Transport Section at least one (1) month prior to the completion of Stage 1 works to seek Council approval of further traffic arrangements for Stage 2 works and so on.
 - The footpath along the western side of Walker Street is to remain accessible for pedestrians at all times during Stage 1 works.
 - Cyclists using Walker St are intended to use the road, not share the footpath. No signs or line marking for cyclists is required.
 - Billbergia is to install two (2) signs (or temporary VMS) at least one (1) week prior to the commencement of any work, advising regular drivers that "major road works will commence in Walker St on <date>".
 - These signs are to be removed as soon as possible after the works have commenced.

- Repeat signs will be required for each major traffic switch over the proceeding four (4) stages.
- Barrier boards are to be weighted down, to prevent accidental relocation.
- New Jersey style barriers which are to be in place for more than one (1) week are to be either in concrete or fully interlocked to prevent movement. If plastic water filled barriers are used for short term traffic control, they are to be filled and maintained full with water at all times.
- All redundant line marking that will remain within publicly accessible roadways is to be removed at the time of the traffic changes (not blacked out).
- The "No Stopping" signs shown on the Traffic Plan are incorrect. New "No Stopping" signs north of Gauthorpe St are all to have double ended arrows, except for the northern most sign, which is arrow left. "No Stopping" signs exist south of Gauthorpe St and are to remain.
- All signs, lines and traffic facilities installed by Billbergia are to be maintained in good condition for the duration of the works.
- The Plan does not identify proposed areas for delivery and storage of construction materials or waste containers. These are not to be outside of the construction area, and details are required by Council prior to commencement of work.
- The Plan does not indicate the proposed method of removing loose material from vehicles and plant prior to leaving the site. Details are required for Council approval.
- The traffic layout shown for Stage 1 on Drawing No. 3191-TCP-01, are approved subject to the above items being addressed.
- Council reserves the right to review the traffic arrangements during the construction period, and any reasonable request for modification by Council's Transport Manager is to be carried out by Billbergia.

In addition to the above, no sediment run-off control plan has been included. Full details are to be submitted for Council's assessment.

You are also reminded that any works in Walker Street are subject to the Section 138 approval and the conditions as attached.

I look forward to a positive response from you.

Yours sincerely



Thomas Lau
Manager, Civil Design and Investigations
City Assets

I refer to the attached civil works roads and drainage construction plans. It is understood that part of this development includes works on the public reserve namely Walker Street.

As Walker Street is a public road, Council grants approval for construction works in accordance with Section 138 of the Roads Act, supplementary to previous consent conditions provided in our letter dated 2nd January 2008 (see attached).

Consent under Section 138 of the Roads Act 1993.

The proposed works in consideration is subject to Council Consent under Part 9, Division 3, Section 138 of the Roads Act 1993 and can only be granted subject to the satisfactory compliance with the conditions as set out below, for the works to be carried out within the road reserve, which includes the footway and road carriageway inclusive of the grass verge, footpath, stormwater drainage, road pavement, and ancillaries required to be carried out generally in Walker Street, Rhodes adjoining and near the property at No 1A - 40 Walker Street, as described in the following recent construction documents: -

- A1 drawing titled "Cover Sheet Walker Street Civil Works", drawing no. C100, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled "Roadworks and Stormwater Drainage Plan Sheet 1", drawing no. C113, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled "Roadworks and Stormwater Drainage Plan Sheet 2", drawing no. C116, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled "Roadworks and Stormwater Drainage Plan Sheet 3", drawing no. C119, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled "Roadworks Longitudinal and Typical Sections Sheet 2", drawing no. C123, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled "Roadworks Longitudinal Sections Sheet 1", drawing no. C124, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled "Walker Street Cross Sections (CL09) Sheet 1", drawing no. C143a, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled "Walker Street Cross Sections (CL09) Sheet 2", drawing no. C143b, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled "Walker Street Cross Sections (CL09) Sheet 3", drawing no. C143c, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled "Walker Street Cross Sections (CL09) Sheet 4", drawing no. C143d, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled "Roadworks Detail Sheet 1", drawing no. C147, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled "Open Space intersection Plan and Kerb return Details Nina Gray Ave and Walker St", drawing no. C155, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled "Open Space intersection Plan and Kerb return Details Walker St and Timbrol Ave", drawing no. C156, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled "Open Space intersection Plan and Kerb return Details Walker St and Peake St", drawing no. C157, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled "Open Space intersection Plan and Kerb return Details Walker St and Gauthorpe St", drawing no. C158, issue 3, dated 15/05/08, by Bilbergia Developments.

- A1 drawing titled “Stormwater Drainage Longitudinal Sections Sheet 1”, drawing no. C165, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled “Stormwater Drainage Longitudinal Sections Sheet 7”, drawing no. C171, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled “Stormwater details Pit and Subsoil Drain and Miscellaneous Details Sheet 1”, drawing no. C175, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled “Stormwater Details and Pit Schedule Walker Street”, drawing no. C176, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled “Services Co-Ordination Plan Sheet 1”, drawing no. C218, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled “Services Co-Ordination Plan Sheet 2”, drawing no. C221, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled “Services Co-Ordination Plan Sheet 3”, drawing no. C224, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled “Shared Trenching Detail Walker Street”, drawing no. C236, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled “Sedimentation and Erosion Control Notes and Details”, drawing no. C240, issue 3, dated 15/05/08, by Bilbergia Developments.
- A1 drawing titled “Sedimentation and Erosion Control Plan Sheet”, drawing no. C241, issue 3, dated 15/05/08, by Bilbergia Developments.

Note 1

Consent is limited only to the dedicated road reserve adjacent/near No 40 Walker Street, Rhodes. It does not give approval for any approved Development Consent or Construction Certificate for works within the adjacent/adjoining properties.

Note 2

Upon satisfying the conditions as stipulated below, prior to the commencement of works, a certifier must be appointed, the design must be certified, a Damage Deposit must be paid and a Traffic Management Plan and Traffic Control Plan must be prepared to Council’s satisfaction and approved in writing.

Supplementary Conditions to be satisfied

1. Design

1. Stormwater Drainage – detailed construction drawings shall be provided to include the trenching detail and backfilling over the stormwater pipes in the road reserve including the backfill material, the type of bedding material, the width of the trench, pavement surface over the trench, kerb and gutter, and detailed in accordance with Council’s Specification for the Management of Stormwater Part B, unless as specified otherwise in this Consent.
2. Kerb and gutter – to be designed and detailed in accordance with Council’s Specification for Driveway Construction.
3. Trenching – the stormwater trench shall be detailed on a working plan. Minimum construction details are given in “Construction”.
4. Pavement – the road pavement shall be designed to cater for no less than 2.5×10^6 equivalent standard axles (ESA). Where the pavement is anticipated for travel by buses or heavier type

vehicles, this is to be increased to 1.23×10^7 ESA. Pavement design life shall be for a period of 40 years.

5. Footpath – where footpath is to be constructed, it shall be constructed across the full length of the site, as part of the proposed works, and shall be constructed in accordance with Council's Draft "Specification for Minor Civil Works Projects", having a cross fall of no less than 0.5% and a maximum of 2.5% towards the kerb line. The footpath may be required to be extended beyond the site frontage to allow for smooth transition at the discretion of Council's Engineer or agreed to in the Damage Report Form.
6. Driveway – driveways shall be designed in accordance with Council's "Specification for Driveway Construction". Application for Driveway Construction must be lodged with Council and all fees paid. Works are not to commence until Council has given approval in writing. The Applicant is to contact Council's Engineering Officer Mr Robert Zrilic for further information. Driveways are not to be splayed. All driveways are to be transitioned in a straight line from the kerb line to the boundary.
6. The stormwater drainage system, road pavement and other ancillaries such as concrete footpath and driveway(s), kerb and gutter shall be certified by a suitably qualified Civil Engineer upon completion. The Certification shall be submitted by a Chartered Engineer, who is registered on the National Professional Engineers Register, and be a corporate member of the Institution of Engineers, Australia practising in the relevant area of expertise.
7. Further documentation requirements and design guidelines are given in Council's customised Aus-spec document.

Construction

1. The works are to be carried out at the Applicant's expense.
2. Kerb and gutter – shall be formed in plain concrete with minimum compressive strength of 25MPa at 28 days. The kerb and gutter may be hand or machine formed. However Council must inspect the formwork prior to pour if hand formed. Expansion joints are to be installed every 2m to match in with footpath joint locations or at stormwater pit locations. Reference is to be made to Council's Specification for Driveway Construction for further requirements: material, expansion and construction joints and finish.
3. Trenching – the stormwater trench shall be minimum width of the pipe plus 300mm both sides unless notified otherwise. The bedding shall be clean Sydney sand of minimum 75 mm thick or an approved granular free draining material of uniform aggregate size and 100mm thick. The pipe shall be backfilled to the underside of the design pavement or 200mm above the pipe obvert. Compaction shall be in uniform layers of no greater than 150mm thick.
4. Pavement – the road pavement shall be constructed in concrete or bitumen to cater for no less than 2.5×10^6 equivalent standard axles (ESA). Where the pavement is anticipated for travel by buses or heavier type vehicles, this is to be increased to 1.23×10^7 ESA. Pavement design life shall be for period of 40 years.
5. Footpath (where required) – Concrete strength shall be 25 MPa at 28 days and 80mm slump in accordance with AS3600 – 1994, Concrete Structures Code. The pedestrian footpath shall be no less than 2.0m in width (including vertical clearances) and, graded away from the building line and in accordance with AS1428.1. Concrete shall be 130mm uniform thickness with F72 fabric placed centrally on 30mm thick well compacted sand (compacted to a density index of no less than 65%). The sub grade shall be compacted and checked for uniformity and all irregularities made good prior to pouring of concrete. The concrete shall be broom or wooden float finished. All edges shall be rounded with a 75mm edging tool. Contraction/expansion or construction joints shall be formed in the concrete from 10mm

thick compressible bituminous cork filler board (mastic jointing material). Contraction joints in concrete shall be installed full depth of slab at every 6.0 metres and against concrete structures, where they shall be installed at the full depth of the concrete structure. Weakened plane joints shall be provided in the concrete 3mm wide and formed at every 2.0 metres except for integral kerbs where they are to match joint locations in the slab. Concrete shall be cured for at least seven (7) days. Any damage or unsatisfactory finish shall be replaced.

6. Driveway – the driveway shall be constructed in accordance with Council's "Specification for Driveway Construction". Works are not to commence until Council has given approval in writing.
7. All utility services within the road reserve including the footway shall be located prior to commencement of works to avoid inadvertent removal or damage.
8. The contractor who is to be appointed to carry out the works must ring "Dial Before You Dig" 1100 prior to commencement of any work and shall familiarise themselves with and comply with all Service Authority requirements.
9. The Applicant shall ensure the preparation of a site specific Safety Management Plan and / or Safe Work Method Statement which shall be developed and implemented in accordance with the NSW Government OHS&R Management System Guidelines 3rd edition.
10. The footpath shall be constructed by Council or an approved Contractor. Where works are to be carried out by council, arrangements shall be made with Council's City Services Section to determine the cost of the works and paid prior to the agreed commencement date.
11. Existing trees are subject to Council's Tree Preservation Order and must not be damaged. The Applicant is to ensure all care and measures are taken to minimise distress and/or damage to trees. Any damaged trees are to be replaced (like for like) at the Applicant's cost.
12. Unobstructed, safe vehicular, cycle and pedestrian passage MUST BE provided at all times.
13. Skips – should a skip or large builder's waste container be required to occupy space on Council's footway, nature strip, or roadway, the Applicant must apply through Council's Customer Services Centre, for application fee and deposit. These fees must be paid prior to the containers' placement. In the event of the container being removed within the ten (10) day period, and Council being notified, a pro-rata refund will be made. If the container is to remain at the site for longer than ten (10) days, a further fee must be paid before the ten (10) day expiry period. No consultation is necessary if placing the container within the property to which the application is related. However caution is to be exercised in placing the bin to ensure no damage occurs to Council's property.
14. Hoardings – if the works involved in the demolition or construction of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or building involves the closure of a public place, a barrier, fence or hoarding shall be erected prior to the commencement of the works and subject to approval of a Traffic Management Plan (TMP). An application for a hoarding is to be submitted and approved by Council prior to commencement of any works. Hoardings shall be erected to comply with the requirements of Workcover, the principal Certifying Authority and AS1742.3.
15. Occupation of public Space – if the works involved in the demolition or construction of a building is likely to result in the occupation of public space and affect pedestrian and/or vehicular traffic or involves the closure of parts of a public place, an application to occupy public space is to be submitted to Council and fees are to be paid prior to commencement of any works.

16. Further documentation requirements and construction guidelines are given in Council's customised Aus-spec document.

Certification

1. Certification of works and documentation procedure are given in Council's customised Aus-spec document.
2. The names of the firm and the certifying officer carrying out the oversight and supervision must be approved in writing by Council prior to commencement of the work. Written details should be submitted to Council for approval. Works carried out by Council will not require certification.
3. The certifying Engineer must be on the National Professional Engineers Register, and be a corporate member of the Institution of Engineers, Australia practising in the relevant area of expertise. If the works are to be carried out by an approved Contractor, a Part 4a Certificate shall be provided.
4. The Engineer must carry professional indemnity to the amount of \$10m, or sufficient to cover the cost of a total default of any one individual project whichever is the greater.
5. The certifier shall be a natural person.
6. Certification will include but not be limited to:
 - Compliance with the relevant Australian Standards, Council's Codes and Specifications, the Australian Rainfall and Runoff and other relevant Codes.
 - Submission of Works-as-Executed Drawings as appropriate
 - A statement supporting the written certification

With respect to the Scope of Works specifically

1. The extent of works generally shall be confined to the area as shown on the A1 drawings given below:
 - A1 drawing titled "Cover Sheet Walker Street Civil Works", drawing no. C100, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Roadworks and Stormwater Drainage Plan Sheet 1", drawing no. C113, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Roadworks and Stormwater Drainage Plan Sheet 2", drawing no. C116, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Roadworks and Stormwater Drainage Plan Sheet 3", drawing no. C119, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Roadworks Longitudinal and Typical Sections Sheet 2", drawing no. C123, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Roadworks Longitudinal Sections Sheet 1", drawing no. C124, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Walker Street Cross Sections (CL09) Sheet 1", drawing no. C143a, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Walker Street Cross Sections (CL09) Sheet 2", drawing no. C143b, issue 3, dated 15/05/08, by Bilbergia Developments.

- A1 drawing titled "Walker Street Cross Sections (CL09) Sheet 3", drawing no. C143c, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Walker Street Cross Sections (CL09) Sheet 4", drawing no. C143d, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Roadworks Detail Sheet 1", drawing no. C147, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Open Space intersection Plan and Kerb return Details Nina Gray Ave and Walker St", drawing no. C155, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Open Space intersection Plan and Kerb return Details Walker St and Timbrol Ave", drawing no. C156, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Open Space intersection Plan and Kerb return Details Walker St and Peake St", drawing no. C157, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Open Space intersection Plan and Kerb return Details Walker St and Gauthorpe St", drawing no. C158, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Stormwater Drainage Longitudinal Sections Sheet 1", drawing no. C165, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Stormwater Drainage Longitudinal Sections Sheet 7", drawing no. C171, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Stormwater details Pit and Subsoil Drain and Miscellaneous Details Sheet 1", drawing no. C175, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Stormwater Details and Pit Schedule Walker Street", drawing no. C176, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Services Co-Ordination Plan Sheet 1", drawing no. C218, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Services Co-Ordination Plan Sheet 2", drawing no. C221, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Services Co-Ordination Plan Sheet 3", drawing no. C224, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Shared Trenching Detail Walker Street", drawing no. C236, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Sedimentation and Erosion Control Notes and Details", drawing no. C240, issue 3, dated 15/05/08, by Bilbergia Developments.
 - A1 drawing titled "Sedimentation and Erosion Control Plan Sheet", drawing no. C241, issue 3, dated 15/05/08, by Bilbergia Developments.
2. The scope of works does not include traffic signals, street furniture and lighting.
 3. Any necessary maintenance, repair or upgrading of the affected footway and drainage system shall be included.
 4. The concrete footpath and driveway shall be constructed of cement concrete as specified.
 5. The stormwater pipes under the road pavement shall be reinforced concrete or similar, rubber ring jointed. Alternative material to be used must be approved by Council in writing.

6. The stormwater pits to be used are to be pre-cast concrete or in-situ concrete material. Alternative material to be used must be approved by Council in writing.
7. The grates and pit covers in the road reserve must be able to support nine (9) tonne wheel loads.
8. Adequate drainage treatment shall be provided to ensure the safety of all users of the footway and footpath.

Matters or works that shall not be self certified

Signs, lines, and traffic facilities. The determination of the types of signs, lines and traffic facilities fall outside of the self-certification approval, and they must be submitted to Council for consideration and determination.

General Works

1. Certification. The works shall be carried out according to the certified designs.
2. Safety. **Warning.** The contractor shall ring "Dial Before You Dig" 1100 prior to commencement of work and shall familiarise themselves with and comply with all Service Authority requirements. (repeated for emphasis)
3. Safety. **Warning.** The Applicant shall ensure the preparation of a site specific Safety Management Plan and/or Safe Work Method Statement which shall be developed and implemented in accordance with the NSW Government OHS&R Management System Guidelines 3rd edition. Safety audits shall be supplied to Council monthly. (repeated for emphasis)
4. Safety. Provision will be made for the safe unimpeded passage of pedestrians. All directions of Council officers with regard to safety will be complied with immediately.
5. Hours of work. Work shall only be carried out from 7.00 am to 5.00 pm. Mondays to Fridays, and 8.00 am to 1.00 pm Saturdays. No work shall occur on Sundays and public holidays. Note that further restrictions may be required under the provisions of the Traffic Control Plan to cater for peak hours.
6. Protection of Assets. A damage deposit or bank guarantee for the sum of \$A100, 000 shall be paid to Council prior to commencement of work, to be used at Council's discretion in part or in full, for rectification work, completion of work, or implementing safety requirements during the construction or maintenance period, or to be returned to the applicant on hand over of the asset in satisfactory condition at completion of the maintenance period. Forfeiture of the deposit does not excuse compliance.

Utility Services

- All utilities are to be installed in accordance with the Utility Services Authority's standards/specification for utilities in a public road.
- All power shall comply with Energy Australia's minimum standards for public infrastructure.
- Service plans showing relevant service utilities and conduits and written approval from the various utility service authorities.

Streetscape Improvements

- All future trees and street furniture shall be approved by Council's Landscape Architect.
- The appropriate tree species to be planted in the kerb islands where specified in the DCP are to be specified by Council's Landscape Architect.

Thomas Lau
Civil Design and Investigations Manager
City Assets