

04 August 2020

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TRIM Ref: 2020/326656  
DA Ref: SSD7610

**Subject: 242A-244 Cleveland St, Surry Hills (Inner Sydney High School) SSD7610  
PUBLIC DOMAIN WORKS – CONDITION SATISFIED / ROADS ACT  
APPROVAL**

Dear Stephen

I refer to your public domain works submission regarding the above development consent.

**Condition Satisfied**

Please be advised that the City confirms that following documentation satisfies requirements outlined in Consent No. SSD7610 - Public Domain Condition B37, & and the deposit required under condition B38 has been paid to the City.

**Public Domain Documentation prepared by fjmt**

▪ Dwg. CC-83000	Issue 08	Cover Page	Dated 24/07/2020
▪ Dwg. CC-83101	Issue 08	General Arrangement & Finishes – Zone 1	Dated 24/07/2020
▪ Dwg. CC-83102	Issue 07	General Arrangement & Finishes – Zone 2	Dated 24/07/2020
▪ Dwg. CC-83103	Issue 07	General Arrangement & Finishes – Zone 3	Dated 24/07/2020
▪ Dwg. CC-83104	Issue 06	General Arrangement & Finishes – Zone 4	Dated 06/07/2020
▪ Dwg. CC-83201	Issue 07	Setout, Levels & Drainage – Zone 1	Dated 06/07/2020
▪ Dwg. CC-83202	Issue 06	Setout, Levels & Drainage – Zone 2	Dated 06/07/2020
▪ Dwg. CC-83203	Issue 06	Setout, Levels & Drainage – Zone 3	Dated 06/07/2020

▪ Dwg. CC-83204	Issue 06	Setout, Levels & Drainage – Zone 4	Dated 06/07/2020
▪ Dwg. CC-83301	Issue 07	Planting Plan	Dated 24/07/2020
▪ Dwg. CC-85001	Issue 06	Landscape Details	Dated 24/07/2020
▪ Dwg. CC-85002	Issue 07	Landscape Details	Dated 24/07/2020
▪ Dwg. CC-85003	Issue 06	Landscape Details	Dated 24/06/2020
▪ Dwg. CC-85004	Issue 05	Landscape Details	Dated 24/07/2020
▪ Dwg. CC-85005	Issue 04	Landscape Details	Dated 06/07/2020
▪ Dwg. SK-L-005	Issue 03	Landscape Details – Sheet 1	Dated 17/07/2020
<del>▪ Dwg. SK-L-009</del>	<del>Issue 03</del>	<del>Lightpole Footings</del>	<del>Dated 17/07/2020</del>

#### Engineering Documentation prepared by Northrop

▪ Dwg. C101.01	Issue 06	Cover Sheet, Drawing Schedule & Locality Plan	Dated 15.07.2020
▪ Dwg. C101.10	Issue 04	Specification Notes – Sheet 1	Dated 10.03.2020
▪ Dwg. C101.11	Issue 06	Specification Notes – Sheet 2	Dated 15.07.2020
▪ Dwg. C104.01	Issue 08	Public Domain Works Plan	Dated 24.07.2020
▪ Dwg. C104.21	Issue 06	Kerb and Driveway Longsections – Sheet 1	Dated 06.07.2020
▪ Dwg. C104.22	Issue 04	Kerb and Driveway Longsections – Sheet 1	Dated 10.03.2020
▪ Dwg. C104.23	Issue 04	Kerb and Driveway Longsections – Sheet 1	Dated 10.03.2020
▪ Dwg. C104.24	Issue 04	Verge Cross Sections	Dated 10.03.2020
▪ Dwg. C104.41	Issue 04	Jointing Plan	Dated 06.07.2020
▪ Dwg. C104.51	Issue 02	Pedestrian Crossing General Arrangement Plan & Sections	Dated 24.07.2020
▪ Dwg. C109.01	Issue 05	Details – Sheet 1	Dated 06.07.2020
▪ Dwg. C109.02	Issue 06	Details – Sheet 2	Dated 06.07.2020
▪ Dwg. C109.03	Issue 04	Details – Sheet 3	Dated 10.03.2020
▪ Dwg. C109.04	Issue 07	Details – Sheet 4	Dated 24.07.2020
▪ Dwg. C109.05	Issue 04	Details – Sheet 5	Dated 25.02.2020
▪ Dwg. C109.06	Issue 01	Details – Sheet 6	Dated 15.07.2020

#### **Roads Act Approval**

The works detailed within drawings listed above are approved under Section 138 of the Roads Act, 1993 subject to conditions listed below:

1. Stormwater

All stormwater work must be completed in accordance with the approved stormwater plan and approval letter issued.

Any modifications to stormwater works or the addition of pits and connections within council land, are not approved and require submission to Council for review and approval.

2. Stone Kerbs

Existing stone kerbs along the Cleveland St & Chalmers St site frontages must be retained and protected. Any damaged kerbs are to be replaced to the Council's satisfaction.

3. Damage to Footpath and Road

The existing adjoining footpath, roadway carriageway and any public domain elements to be retained to the site must be protected during the construction work and replaced or rectified if damaged. If sections of the footpath are to be replaced or rectified due to the damage, a clean straight right angle saw cut is to be achieved from back of the kerb to property boundary and full width of the footpath is to be replaced. The road restoration work to be in accordance with City of Sydney's standard drawings and specifications.

4. Pram Ramps

Pram ramps and required line marking are indicative only and subject to RMS consultation and approval. Hold points have been noted below to ensure due process is followed for approval and install of the pram ramps. City of Sydney will determine exact locations of TGSI's onsite during construction.

5. Skate Stops

Skate stops for Bench1 and Bench3 are subject to further discussion and resolution.

6. Signage

Any park signage removed during demolition for the site is to be reinstalled in locations instructed by council. This includes any signage associated with the fitness stop. Any signage that is unaccounted for is to be fabricated and installed at no cost to the City of Sydney. Any new signage is to be reviewed and approved by City of Sydney.

7. Fitness stop

Fitness stop is to be reinstalled in the location indicated in the drawings to manufactures specifications. If the removed fitness equipment is not suitable for reuse, or unaccounted for, new equipment, with comparable pieces, is to be sourced and installed at no cost to the City of Sydney. Any new fitness equipment is to be reviewed and approved by City of Sydney.

8. Park Furniture

Park benches and picnic setting are to be reinstalled in the locations indicated in the drawings to manufactures specifications. If the removed furniture is not suitable for reuse, or unaccounted for, new furniture, of comparable design, is to be sourced and installed at no cost to the City of Sydney. Any new furniture is to be reviewed and approved by City of Sydney.

9. Saw Cut paving

Saw cutting of concrete footway on Chalmers street is to be marked out and approved by council onsite prior to commencement.

Note: Standard saw cut sizing is 900x500mm

10. Deck

The deck indicted in the stamped plans is indicative only and subject to further development and review. Hold points have been noted below to ensure due process is followed for design, review and construction.

11. Public Domain Lighting Upgrade

Public Domain Lighting works are yet not approved. All street and park lighting are to be in accordance with the approved lighting plans.

12. Traffic Signs and Pavement Line Marking

All existing signage must be protected and reinstated to their original locations or to locations as approved by traffic committee.

All existing pavement marking is to be reinstated to the original.

The developer must notify the City's Public Domain Unit to inform them of the date and time of the installation of new parking signage. This information should be clearly displayed on the rear of the sign.

13. Road Opening Permit Required

A Road Opening Permit / footpath opening permit must be obtained from the City of Sydney prior to commencement of work. The application form and guide can be found on the City's website or the following links;  
[https://www.cityofsydney.nsw.gov.au/\\_data/assets/pdf\\_file/0020/130916/Road-Opening-Application.pdf](https://www.cityofsydney.nsw.gov.au/_data/assets/pdf_file/0020/130916/Road-Opening-Application.pdf). And  
[https://www.cityofsydney.nsw.gov.au/\\_data/assets/pdf\\_file/0004/219973/Road-Opening-Permit-Guide.pdf](https://www.cityofsydney.nsw.gov.au/_data/assets/pdf_file/0004/219973/Road-Opening-Permit-Guide.pdf). During this COVID-19 period, applications can be lodged via post with payment made by cheque or via email to [applications@cityofsydney.nsw.gov.au](mailto:applications@cityofsydney.nsw.gov.au) and customer service will contact you for payment. For further information please contact the City's customer service team on 02 9265 9333 or [council@cityofsydney.nsw.gov.au](mailto:council@cityofsydney.nsw.gov.au)

#### 14. Service Pits

All service pits within the footway must meet Sydney Streets Technical specification & must meet approved alignment levels as required. As there can be lengthy lead times ensure that you contact the service authorities now to determine any required adjustments to avoid delays.

#### 15. Public Domain Works Deposit

Public Domain Works Deposits have been lodged with the City.

90% bond of \$539,531 [BG No. 201909-0280] has been lodged on 1/10/2019.

10% bond of \$59,948 [BG No. 201909-0281] has been lodged on 1/10/2019.

#### 16. Alignment Levels

Localised level adjustments to suit building entries are not permitted in the Public Domain and must occur within the property line if required.

#### 17. New Street Trees

New street trees are to be sourced and ordered prior to commencement of construction to ensure that the correct size and species can be planted as part of the public domain works. No variations to size and/or species will be considered Only under exceptional circumstances outside of developer's control, public domain may consider a variation.

The trees must be grown in accordance with "AS2303.2015. Trees for landscape use" and must be planted by a qualified horticulturalist or arborist.

#### 18. Parking Meters

Parking meters are to be removed during public domain works. Arrange removal by contacting Parking Services on [ParkingOperations@cityofsydney.nsw.gov.au](mailto:ParkingOperations@cityofsydney.nsw.gov.au) 48 hours prior to commencement of works. Please note that the applicable City of Sydney fees and charges will be charged for the removal and reinstallation of the ticket machine on Chalmers Street following the completion of the project.

#### 19. Bus Shelter

Bus shelter and associated TGSI's are to be reinstalled in original location as part of the works.

#### 20. Site Details and Hold Points

- a) A copy of the approved stamped plans must be retained on the construction site at all times and must be presented to the Council officer when requested.
- b) The following inspection hold points apply to the public domain works: (also refer to Sydney Streets Technical Specification for construction specifications and QA requirements & documents to be submitted with each hold point request <https://www.cityofsydney.nsw.gov.au/development/public-domain-works/da-associated-works/sydney-streets-technical-specifications> )

- i. Preliminaries
  - a. Preliminary public domain works site meeting to discuss set out, works methods and program must be arranged with the City's Public Domain Coordinator at least 48 hours prior to the commencement of public domain works.
  - b. Installation of approved street tree protection measures.
- ii. Street footway works
  - a. Sub base preparation, set-out of formwork and installation of reinforcing for new vehicular crossing, prior to placement of concrete.
  - b. Sub base preparation, set-out of formwork and installation of reinforcing for new footpath, prior to placement of concrete.
  - c. Completion of ground preparation works for footpath works including compacted sub-grade, sub-base course and base course.
  - d. Results of compaction tests, certified by a qualified engineer, must be issued to and accepted by Council prior to placement of concrete footpath.
  - e. Chalked out saw cutting is to be inspected by council prior to undertaking saw cutting works.
- iii. Pram ramps
  - a. Provide RMS letter of support/approval for works prior to demolition of existing ramps
  - b. Sub base preparation, set-out of formwork and installation of reinforcing for new kerb ramp prior to placement of concrete.
  - c. Completion of ground preparation works for pram ramp including compacted sub-grade, sub-base course and base course.
  - d. Results of compaction tests, certified by a qualified engineer, must be issued to and accepted by Council prior to placement of concrete ramp.
  - e. Confirmation of location of TGSI's with council onsite, prior to installation.
- iv. Park Pathway works
  - a. Sub base preparation, set-out of formwork and installation of reinforcing for new footpath, prior to placement of concrete.
  - b. Completion of ground preparation works for footpath works including compacted sub-grade, sub-base course and base course.

- c. Results of compaction tests, certified by a qualified engineer, must be issued to and accepted by Council prior to placement of concrete footpath.
  - d. Sample test of Prince Alfred Park pathway to ensure matching aggregate, colour and finish prior to placement of concrete paths within park.
- v. Street & Park Lighting Works
  - a. Formwork and reinforcement prior to pouring of footings for the lighting columns
  - b. Conduits and pits of electrical reticulation in place prior to backfilling
- vi. Stormwater Work:
  - a. Consultation, submission and approval of any required stormwater works.
  - b. Any stormwater/drainage pipes laid and jointed prior to backfilling.
  - c. Drainage connections to Council's stormwater pit or kerb outlet connections.
- vii. Utilities
  - a. Set out and alignment of new service pits to ensure levels comply with approved alignment level design.
- viii. Walls
  - a. Sub base preparation, set-out of formwork and installation of reinforcing for new walls, prior to placement of concrete.
  - b. Completion of ground preparation works for wall works including compacted sub-grade, sub-base course and base course.
  - c. Results of compaction tests, certified by a qualified engineer, must be issued to and accepted by Council prior to placement of concrete walls.
  - d. Wall sample including skate stops prior to placement of all walls within the park
  - e. Wall finish prior to anti-graffiti coating
- ix. Park furniture, fitness stop & park signage
  - a. Provide details of proposed furniture and fitness stop products for council review and approval.
  - b. Confirmation of proposed locations and orientation
  - c. Formwork and reinforcement prior to pouring footings

- x. Tree planting
  - a. Photos and certification of selected tree stock at nursery, prior to arrival onsite. Certification from the nursery must state that all trees meet Australian/NATSPEC Standards.
  - b. Supply of nominated planting supervisor including qualifications prior to planting of trees.
  - c. Excavated tree pits prior to planting and backfilling
  - d. Inspection of all tree stock greater than 75L by Council prior to planting.
- xi. Deck
  - a. Council support of preliminary footing location and design prior to onsite explorations.
  - b. Potholing for proofing of footing locations with supervision from Council and Project Arborist
  - c. Alteration of footing design due to outcomes of potholing in collaboration with project arborist and council arborist - if required. Prior to subfloor and deck design and detailing.
  - d. Subfloor & deck design, detailing & certification as well as approval by Council, prior to excavation for footings.
  - e. Construction hold points to be resolved prior to commencement of related works, and may include:
    - i. Excavation of topsoil prior to placement of formwork for footings
    - ii. Formwork and reinforcement prior to pouring of footings for the deck
    - iii. Subfloor inspection prior to placement of decking
    - iv. Review and approval of angle product/saw cut for property boundary prior to install
- xii. Completion
  - a. A final inspection will need to be undertaken by the City's Public Domain Co-ordinator. All identified defects must be addressed by the developer to the satisfaction of the City and WAE documentation submitted before a Certificate of Practical Completion may be issued.

## 21. Missed inspections

It is important that the hold point inspections listed above **must** be inspected by and be accepted by the City in writing. Should a required inspection be missed, the City must determine whether works that were not inspected are satisfactory.

In determining whether works are acceptable you may be required to lodge documentary evidence such as statutory declarations, certificates, written



statements, building product specifications, etc. to verify that the works carried out are satisfactory and comply with the development approval and the BCA. Alternatively, the City may decide that there is insufficient evidence to confirm that the work is satisfactory, and may require the work to be demolished and reconstructed.

It is therefore critical and in your interests that all of the inspections listed above are inspected by the City. You should also note that any inspections that are missed may delay the work proceeding and may also delay or prevent the City from issuing further approvals to permit the building to be occupied or used.

## **22. Defects Liability Period**

All works, including the rectification of identified defects, are subject to a 12 month defects liability period from the date of final completion. The date of final completion will be nominated by Council on the Certificate of Practical Completion for public domain works.

### **Notes:**

#### **Prior to Construction Commencing**



- a) Please contact the City's Construction Regulation & Building Certification team on 9265 9333 prior to commencing works in the public domain to obtain any required permits.
- b) Please contact the City's Public Domain Coordinators, Sarah Horlyck (contact details provided below) to advise your proposed program prior to commencement of works in the vicinity of the public domain and to schedule hold point meetings as required for each of the hold points identified above, giving a minimum of 24 hours notice.
- c) In addition to set hold point inspections, random rolling inspections will be undertaken by City officers during the construction of the works.

#### **Works Completion**

- a) Once the required works have been undertaken, and the applicant is in the opinion that the public domain works have reached practical completion, please contact Sarah Horlyck (contact details provided below) to arrange an inspection.
- b) Prior to final inspection provide copies of compaction tests, warranties, guarantees, maintenance manuals, QA documentation, a copy of the "as built" (Work as Executed) drawings in electronic format and lighting documentation as per A5: Street Lighting Design Code. Hard copies of WAE drawings are no longer required unless requested. (Please see attached work as executed documentation (WAE) requirements specific to this site.)

If you would like more information or have any enquiries about this approval, please contact the City's Public Domain Co-coordinators, on 9288 5643 or email [shorlyck@cityofsydney.nsw.gov.au](mailto:shorlyck@cityofsydney.nsw.gov.au).

Yours sincerely

Andrew Rees	Lisa Thomas
<b>Area Planning Manager</b> (*Condition Satisfied)	<b>Public Domain Manager</b> (*Roads Act Approval)
	

cc. Janet McLean, Service Development Manager  
Jacqui Brooks, Parks Assets and Services Manager  
Construction Building & Certification Services