

Memo



To: Elizabeth Carpenter
From: Dean Brodie
CC: Katherine Tracey, Aaron Chandler
Date: 5 December 2017
Re: Proposed Inner West High School – Response to Authority Comments

Elizabeth

Please find our responses to the matters raised in the RMS letter dated 15 November 2017.

Issue

1. ***All buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Cleveland Street boundary.***

Response

Noted and no issue.

Issue

2. ***The design and construction of the gutter crossing on Cleveland Street shall be in accordance with Roads and Maritime requirements. Details of these requirements should be obtained from Roads and Maritime Services, Manager Developer Works, Statewide Delivery, Parramatta (telephone 9598 7798).***
 - a. ***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.***
 - b. ***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.***

Response

Will require some minor widening as part the advice from the RMS at our meeting and noted in the minutes. This can be undertaken at CC.

Issue

3. ***The swept path of the longest vehicle to access the site (including garbage trucks, maintenance and delivery vehicles) 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 demonstrating that the proposed development complies with this requirement.***

Response

Noted and turn paths were undertaken to standard.

The turn paths out of the site will inform the entry / exit angles of the driveway design at CC.

Issue

- 4. The proposed vehicular access shall allow all vehicles to be accommodated on site before being required to stop.**

Response

The turn path was undertaken without the 'turn wheels from stop' option turned on which is in accordance with RMS standards. No issue.

Issue

- 5. All vehicles must enter and exit the site in a forward direction.**

Response

Noted and all vehicles do. No issue

Issue

- 6. 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.**
- a. 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: Suppiah.THILLAI@rms.nsw.gov.au**
 - b. 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.**
 - c. Should the post development storm water discharge from the subject site into the Roads and Maritime system exceed the pre-development discharge, detailed design plans and hydraulic calculations of any charges are to be submitted to Roads and Maritime for approval, prior to the commencement of works. Details should be forwarded to:**
 - 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.**

Response

Noted and no issue

Issue

- 7. All demolition and construction vehicles are to be contained wholly within the site. A construction zone will not be permitted on Cleveland Street.**

Memo

- 8. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Cleveland Street during construction activities. Surrounding businesses should be consulted in relation to the proposed 'pick-up/drop-off' zone and the loss of any allocated loading zones**

Response

Noted and no issue

Issue

- 9. A Construction Traffic Management Plan (CTMP) should be prepared in consultation with TfNSW Sydney Coordination Office, City of Sydney Council and Roads and Maritime, detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control. The CTMP should be submitted to Council, TfNSW Sydney Coordination Office and Roads and Maritime for determination prior to the issue of a Construction Certificate.**

Response

Noted and expected and would be undertaken at time of CC. Requires input from builder.

Issue

- 10. All works and signposting (including any utility adjustment/relocation works) shall be at no cost to Roads and Maritime.**
- 11. Vegetation and proposed landscaping/fencing must not hinder driver sightlines to/from the driveway to road users on Cleveland Street. The proposed use of existing public bus zones/lanes for school buses for special events may have adverse impacts on public bus services. Transport for NSW should be consulted in this regard.**

Response

Noted and no issue.

Please contact me if you require any further information.

Yours sincerely



DEAN BRODIE

Managing Director