

Aiken, Phillipa

From: Aiken, Phillipa
Sent: Wednesday, 2 December 2020 9:40 AM
To: Lidia Pajmakoska; Yafeng (Alex) Zhu; John Begley
Cc: Michael Kavanagh; Richa Arora; Jason Lovric; Andrews, Chris; Morgan, Nick; Koczka, Helina; Phill Andrew; Damian Vella; Sam Hou; David McDonnell; Marie Khoury; Onneile Matlapeng; jason.bruce@robertspizzarotti.com.au; Mitch Ryan; Gasan Mohamad
Subject: RE: SMEEP - Public Domain Strategy
Attachments: 201119 - Meadowbank Public Domain with Ryde Council - Meeting Minutes.pdf

Hi All,

Please find attached Meeting Minutes from the City of Ryde Council meeting on the 19 November 2020 for your records.

The next meeting to be arranged will be Thursday 17 December 2020 at 10.00am at the Meadowbank Site Office. The agenda will cover:

- Review of the Concept plans developed by RP and their Consultant (Northrop) in relation to the whole of Public Domain Scope
- Discussion on the design related to Hermitage Road

A more detailed agenda will be issued prior to the meeting on the 17/12/2020.

Regards,

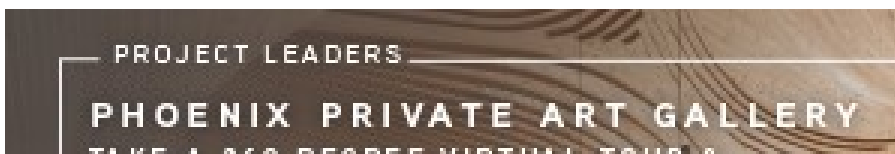
Phillipa Aiken

Director

Project Leaders

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Em: phillipa.aiken@colliers.com



From: Aiken, Phillipa
Sent: Wednesday, 4 November 2020 10:56 AM
To: Lidia Pajmakoska <LidiaP@ryde.nsw.gov.au>; Yafeng (Alex) Zhu <YafengZ@ryde.nsw.gov.au>; John Begley <JohnB@ryde.nsw.gov.au>
Cc: Michael Kavanagh <michael.kavanagh11@det.nsw.edu.au>; Richa Arora <Richa.Arora@det.nsw.edu.au>; Jason Lovric <Jason.Lovric1@det.nsw.edu.au>; Andrews, Chris <Chris.Andrews@colliers.com>; Morgan, Nick <Nick.Morgan@colliers.com>; Koczka, Helina <Helina.Koczka@colliers.com>; Phill Andrew <phill.andrew@robertspizzarotti.com>; Damian Vella <damian.vella@robertspizzarotti.com>; Sam Hou <sam.hou@robertspizzarotti.com>; David McDonnell <david.mcdonnell@robertspizzarotti.com>; Marie Khoury <marie.khoury@robertspizzarotti.com>; Onneile Matlapeng <onneile.matlapeng@robertspizzarotti.com>; jason.bruce@robertspizzarotti.com.au; Mitch Ryan <mitchell.ryan@transport.nsw.gov.au>; Gasan Mohamad <GasanM@ryde.nsw.gov.au>
Subject: RE: SMEEP - Public Domain Strategy

Hi Lidia,

Thank you for your email.
A meeting request will be issued shortly for a meeting on site.

Please do not hesitate to contact me regarding this scope.
Kind regards,

Phillipa Aiken

Director

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Em: phillipa.aiken@colliers.com



From: Lidia Pajmakoska <LidiaP@ryde.nsw.gov.au>

Sent: Monday, 2 November 2020 10:16 AM

To: Yafeng (Alex) Zhu <YafengZ@ryde.nsw.gov.au>; Aiken, Phillipa <Phillipa.Aiken@colliers.com>; John Begley <JohnB@ryde.nsw.gov.au>

Cc: Michael Kavanagh <michael.kavanagh11@det.nsw.edu.au>; Richa Arora <Richa.Arora@det.nsw.edu.au>; Jason Lovric <Jason.Lovric1@det.nsw.edu.au>; Andrews, Chris <Chris.Andrews@colliers.com>; Morgan, Nick <Nick.Morgan@colliers.com>; Koczka, Helina <Helina.Koczka@colliers.com>; Phill Andrew <phill.andrew@robertspizzarotti.com>; Damian Vella <damian.vella@robertspizzarotti.com>; Sam Hou <sam.hou@robertspizzarotti.com>; David McDonnell <david.mcdonnell@robertspizzarotti.com>; Marie Khoury <marie.khoury@robertspizzarotti.com>; Onneile Matlapeng <onneile.matlapeng@robertspizzarotti.com>; jason.bruce@robertspizzarotti.com.au; Mitch Ryan <mitchell.ryan@transport.nsw.gov.au>; Gasan Mohamad <GasanM@ryde.nsw.gov.au>

Subject: RE: SMEEP - Public Domain Strategy

Hi Phillipa,

I also have to apologise for the delayed response.

Gasan Mohamad (CC'd in this email) and I from Public domain section , would not have issues to meet with you to further clarify the scope if that is your preference.

Please send us the invitation.

Regards,

Lidia

Lidia Pajmakoska

Senior Coordinator - Activation & Compliance

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From: Yafeng (Alex) Zhu <YafengZ@ryde.nsw.gov.au>

Sent: Friday, 30 October 2020 12:26 PM

To: Aiken, Phillipa <Phillipa.Aiken@colliers.com>; Lidia Pajmakoska <LidiaP@ryde.nsw.gov.au>; John Begley <JohnB@ryde.nsw.gov.au>

Cc: Michael Kavanagh <michael.kavanagh11@det.nsw.edu.au>; Richa Arora <Richa.Arora@det.nsw.edu.au>; Jason Lovric <Jason.Lovric1@det.nsw.edu.au>; Andrews, Chris <Chris.Andrews@colliers.com>; Morgan, Nick <Nick.Morgan@colliers.com>; Koczka, Helina <Helina.Koczka@colliers.com>; Phill Andrew <phill.andrew@robertspizzarotti.com>; Damian Vella <damian.vella@robertspizzarotti.com>; Sam Hou <sam.hou@robertspizzarotti.com>; David McDonnell <david.mcdonnell@robertspizzarotti.com>; Marie Khoury <marie.khoury@robertspizzarotti.com>; Onneile Matlapeng <onneile.matlapeng@robertspizzarotti.com>; jason.bruce@robertspizzarotti.com.au; Mitch Ryan <mitchell.ryan@transport.nsw.gov.au>

Subject: RE: SMEEP - Public Domain Strategy

Hi Philipa,

Sorry for the delayed response.

At this stage, our team (Transport) will review the design and provide feedback to you with respect to the proposed signage and linemarking components. As such, our team does not see a need for another site inspection at this stage. Other aspects of the design will be reviewed by other Council departments, who will advise you of their requirements and whether a site inspection is required.

I have also included Transport for NSW's Network & Safety Officer (Mitch Ryan) in this email for their input on the design.

Kind regards,

Alex

Yafeng (Alex) Zhu

Senior Coordinator - Transport Development

TRANSPORT

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From: Aiken, Phillipa <Phillipa.Aiken@colliers.com>

Sent: Wednesday, 28 October 2020 3:19 PM

To: Lidia Pajmakoska <LidiaP@ryde.nsw.gov.au>; John Begley <JohnB@ryde.nsw.gov.au>; Yafeng (Alex) Zhu <YafengZ@ryde.nsw.gov.au>

Cc: Michael Kavanagh <michael.kavanagh11@det.nsw.edu.au>; Richa Arora <Richa.Arora@det.nsw.edu.au>; Jason Lovric <Jason.Lovric1@det.nsw.edu.au>; Andrews, Chris <Chris.Andrews@colliers.com>; Morgan, Nick <Nick.Morgan@colliers.com>; Koczka, Helina <Helina.Koczka@colliers.com>; Phill Andrew <phill.andrew@robertspizzarotti.com>; Damian Vella <damian.vella@robertspizzarotti.com>; Sam Hou <sam.hou@robertspizzarotti.com>; David McDonnell <david.mcdonnell@robertspizzarotti.com>; Marie Khoury <marie.khoury@robertspizzarotti.com>; Onneile Matlapeng <onneile.matlapeng@robertspizzarotti.com>; jason.bruce@robertspizzarotti.com.au

Subject: SMEEP - Public Domain Strategy

Lidia / John / Alex

Thank you for your time recently to go through the Public Domain Scope for the SMEEP (Meadowbank) project. Further to the onsite meeting on the 13 October 2020, please find attached meeting minutes for Council's records, review and comment.

We would like to undertake a further meeting with Council to go through the attached scope, in order to agree and move forward with the design. The meeting would include:

- Review of the current scope tabled for agreement with all parties
- Further discussion related to City of Ryde Council's appetite to undertake a portion of the works
- Discussion related to service surveys for the Sydney Water Assets
- Discussion of next steps

If you could please confirm your availability for Thursday 12 November 2020 at 9am for this meeting, and a meeting invite will be issued.

Please do not hesitate to contact me in order to discuss the above.

Kind regards,

Phillipa Aiken

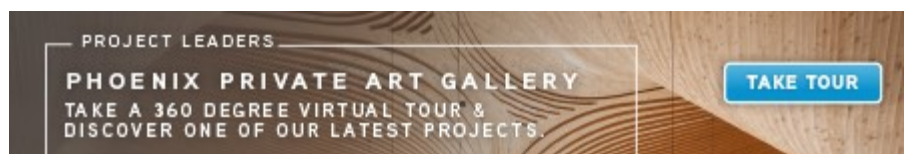
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This notice should not be removed.

Meeting Information

Date	19 November 2020
Time	9.00 AM – 10.00AM
Location	RP Site Office – 2 Rhodes Street Meadowbank
Subject	SMEEP – Ryde Council Meeting – SSDA Conditions/ Public Domain Scope
Meeting	Meeting # 2

Name	Company	Name	Company
Attendees			
Michael Kavanagh	SINSW	Phillipa Aiken	Colliers
Chris Andrews	Colliers	Nick Morgan	Colliers
Lidia Pajmakoska	City of Ryde	Gasam Mohamed	City of Ryde
Damian Vella	Roberts Pizzarotti	Sam Hou	Roberts Pizzarotti
Onneile Matlapeng	Roberts Pizzarotti		
Apologies -			

MEETING MINUTES

Item	Description/Action	Presented By	Date
1.0	Welcome and Introductions	RP/ Colliers	Note
2.0	Recap of Previous Council Interface <ul style="list-style-type: none"> Meeting #01 held on virtually on Microsoft Teams 30 September 2020 Site Inspection held 13 October 2020. Minutes and RP mark-up of the Concept Plan Rev A, issued by Colliers to City of Ryde on 28 Oct 2020. 	Colliers	Note
2.1	City of Ryde to provide comments on previous issued tracker and concept drawings markups. City of Ryde confirmed, no comments to date. No concerns raised with items within the minutes and RP mark-up of the Concept Plan Rev A.	Colliers / Ryde	Note
3.0	Confirm Ryde main point of contact for Strategy approval and discussion. Main contacts will be Lidia Pajmakoska & Gasam Mohamed Traffic Matters – John Begley & Alex Yafeng Trees removal to be coordinated by Gasam with Parks Team. Stormwater – Manel Mariner & Velu Manohar Gasam and Lidia to be copied into all communications.	Ryde	Note
4.0	Scope Concurrence (Hermitage Road)		
4.1	Hermitage Road review survey findings & coordination with Sydney Water	RP	

	RP presented the survey of Hermitage Road. The findings of the survey included, Sydney Water main, electrical, gas, optical fibre.		
4.2	<p>Hermitage Road scope carve out.</p> <p>RP discussed the challenges with Hermitage Road, with regards to the existing services. RP and team asked City of Ryde is there would have an appetite to undertake the works along Hermitage, with works to be funded from the SMEEP project budget.</p> <p>City of Ryde of confirmed, they have no capacity to undertake the Hermitage Road scope.</p> <p>RP and the team to works through what will be required to further develop Hermitage Road, including coordination & consultation with Sydney Water. Including potential services diversions.</p> <p>RP advised that Hermitage Road is likely to be completed <u>after</u> the PC date of 27 January 2022. RP to investigate solution to ensure Final OC is achieved for the project for Jan 27, 2022, based on the risk associated with Hermitage Road works.</p>	<p>RP</p> <p>Ryde</p> <p>RP</p> <p>RP</p>	<p>Note</p> <p>Note</p> <p>Dec 2020</p> <p>Note</p>
5.0	Scope Concurrence (Other Streets)		
5.1	<p>Rhodes Street and part Macpherson Street Scope as per approved SSD plans.</p> <p>RP advised that Rhodes Street & part Macpherson will be proceed as per current approved SSD Plans.</p> <p>Any changes to Rhodes Street can be reviewed under Roads acts approval by City of Ryde.</p> <p>Direction from Ryde Council, to remove the pedestrian crossing on Rhodes & Mellor St.</p>	<p>RP</p> <p>RP</p> <p>Ryde</p>	<p>Note</p> <p>Note</p> <p>Note</p>
5.2	<p>Bowden; Squire, Macpherson proceed as per City of Ryde Concept Plans Rev A, Roberts Pizzarotti Mark-up. City of Ryde confirmed, team to proceed the Concept Plan A Roberts Pizzarotti Mark-up. These can be developed further for the strategy design finalisation.</p> <ul style="list-style-type: none"> Has the City of Ryde Concept been endorsed by Traffic Committee; Trees Group; other Ryde teams? Confirmation of endorsement to be clarified at next meeting. 	<p>Ryde</p> <p>Ryde</p>	<p>Note</p> <p>10.12.20</p>

6.0	<p>Review RP programme to submit the Strategy, dates for key signoffs.</p> <p>Key Dates discussed:</p> <ul style="list-style-type: none"> • Next meeting: 10th or 17th December 2020 • Endorsement of the public Domain Strategy by Council – 22 January 2021 • Finalised Public Domain submitted to the Planning Secretary – 22 February 2021 <p>Council have agreed to work to the timeframes above.</p>	All	Note
7.0	Next meeting - proposed Thursday 10 th or 17 th December 2020. With all the team members from Ryde Council	All	
8.0	Meeting Closed 10.30am		

Aiken, Phillipa

From: Aiken, Phillipa
Sent: Wednesday, 28 October 2020 3:19 PM
To: lidiap@ryde.nsw.gov.au; johnb@ryde.nsw.gov.au; yzhu@ryde.nsw.gov.au
Cc: Michael Kavanagh; Richa Arora; Jason Lovric; Chris Andrews (Chris.Andrews@colliers.com); Nick Morgan (Nick.Morgan@colliers.com); Helina Koczka (Helina.Koczka@colliers.com); Phill Andrew; Damian Vella; Sam Hou; David McDonnell; Marie Khoury; Onneile Matlapeng; jason.bruce@robertspizzarotti.com.au
Subject: SMEEP - Public Domain Strategy
Attachments: 201028 SSDA Public Domain Strategy - Notes from Council Meeting 13-10-2020.pdf; 201014 SSDA Roadworks Concept Plan Mark-Up.pdf

Lidia / John / Alex

Thank you for your time recently to go through the Public Domain Scope for the SMEEP (Meadowbank) project. Further to the onsite meeting on the 13 October 2020, please find attached meeting minutes for Council's records, review and comment.

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Please do not hesitate to contact me in order to discuss the above.

Kind regards,

Phillipa Aiken

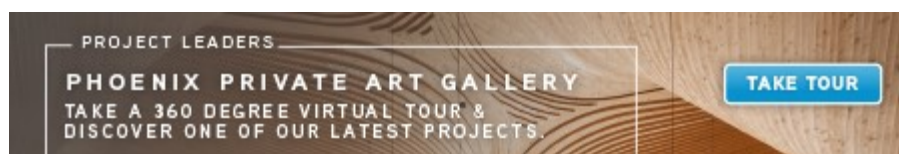
Director

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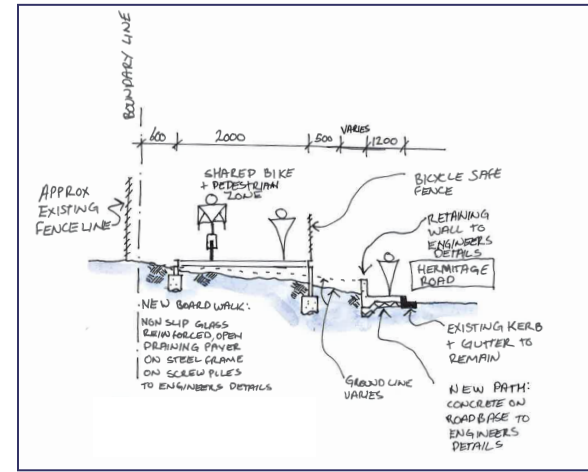
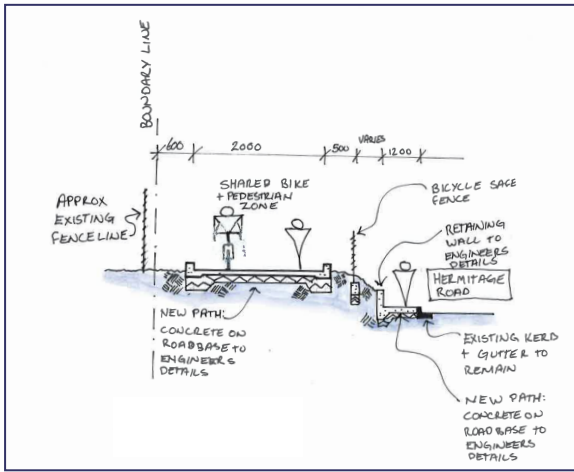


[We welcome your feedback.](#)



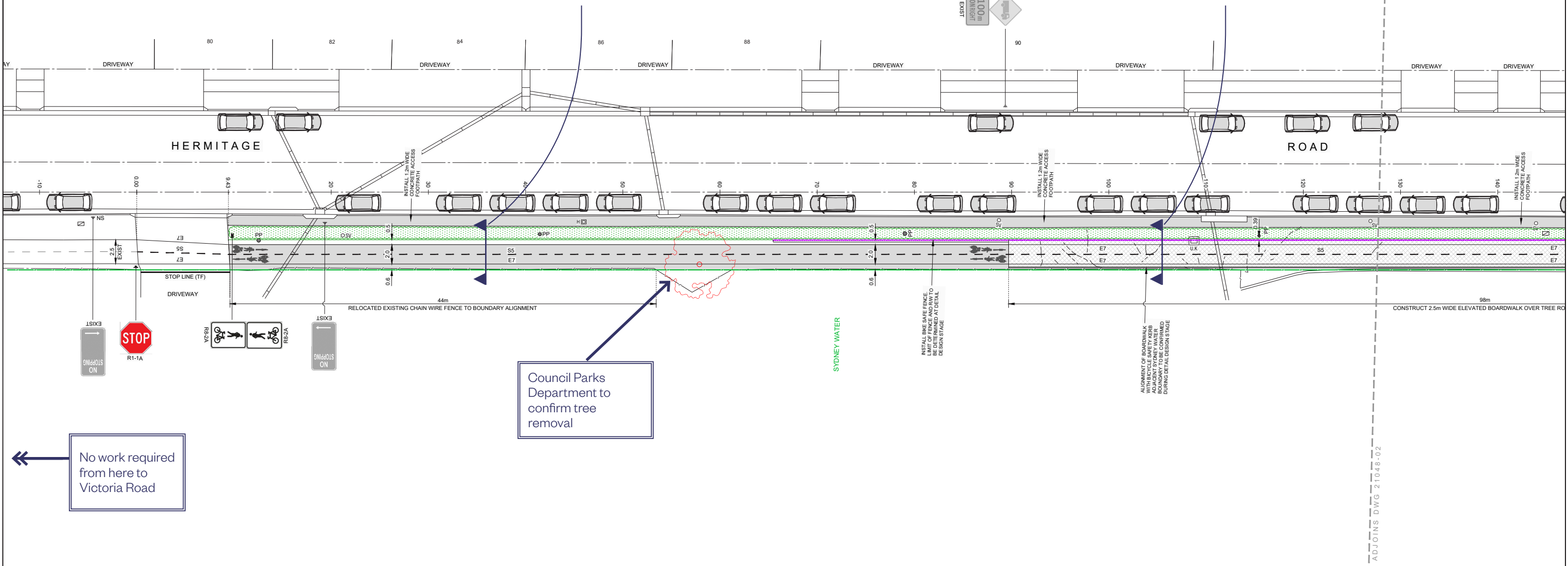
Clause	Subclause	SSDA Provision	Site Walk Notes 13.10.2020	Actions - further clarity required
B44		Within six months of the commencement of construction, the Applicant must prepare a public domain enhancement strategy in consultation with Council and submit this to the satisfaction of the Planning Secretary to encourage walking and cycling to the school. The Strategy must include details for the delivery of 2.5 metre Shared User Paths along the following locations prior to commencement of operation of the schools unless otherwise agreed in writing by the Planning Secretary under condition B45:		
B44	a	the western side of Hermitage Road;	Discussed and agreed with Council on the current design by Aspect Australia. RP will make contact with relevant Council Officer (Trees, Services, etc.) in relation to the likely tree removal and tree roots, and services (AV, stop valve, old hydraulic pipes, etc.) installed in the current location of the proposed pathway and boardwalk on Hermitage Road. RP to consult with Sydney Water to discuss impact from proposed works and confirm live services along this road. Discussed the potential requirement to remove 4 car spaces at corner of Hermitage and Rhodes St to enable pathway to be build on existing road due to design constraint; this will be further discussed and confirmed at detail design stage.	
B44	b	the southern side of Macpherson Street, between Mellor and Bowden Streets;	Discussed and agreed with Council on the current design by Aspect Australia. Agreed that the works along northern side of MacPherson St not being required; the aim is to encourage cycling and walking along southern side of MacPherson St.	
B44	c	the eastern side of Bowden Street, from Victoria Road to Macpherson Street;	Discussed and agreed with Council on the current design by Aspect Australia, including a new shared path on western side in lieu of eastern side of Bowden Street.	
B44	d	the southern side of Squire Street;	Discussed and agreed with Council on the current design by Aspect Australia, including a 1.8m wide new shared path along southern side of Squire Street.	
B44	e	the southern side of Rhodes Street;	Discussed and agreed with Council on the current design by Aspect Australia, with the exception of new trees showing on Rhodes St (not a requirement under the SSDA). Council advised this was to offer shade to waiting students in lieu of a permanent structure. New trees to be considered as part of the new design in consultation with SINSW.	
B45		The Planning Secretary will consider alternative proposals to the delivery of the 2.5 metre Shared User Paths required under condition B44, including reduced footpath widths, that encourage walking and cycling to the school and deliver proposed mode shifts, where evidence is submitted as part of the Strategy, having regard to the following:		
B45	a	Demonstration that the works are not feasible in a particular location due to the impacts on infrastructure or street trees and a reduced footpath width or alternates are proposed; or	RP will be submitting a variation from the SSDA in relation to the pathway width of 2.5m to be reduced to 2.0m (1.8m on Squire St) due to existing site conditions.	
B45	b	An agreement is in place with Council for alternative upgrade works, or works are to be brought forward by Council under its S7.11 Development Contributions Plan.	RP will be submitting a variation from the SSDA in relation to the pathway to be on the western side in lieu of eastern side of Bowden Street.	
D9		Prior to the commencement of the operation of the new schools the following pedestrian infrastructure must be constructed/installed, subject to agreement and relevant approvals from Council and / or TfNSW:		
D9	a	the proposed wombat pedestrian crossing on Macpherson Street where it intersects Mellor Street, as identified in the Meadowbank Education and Employment Precinct Schools Project Transport and Accessibility Impact Assessment dated 28 February 2020;	Discussed and agreed with Council on the current design by Aspect Australia.	
D9	b	the provision of a pedestrian crossing on See Street where it intersects with Macpherson Street;	Discussed and agreed with Council on the current design by Aspect Australia.	
D9	c	the upgrade of the existing pedestrian refuge at the Bowden Street roundabout to a wombat pedestrian crossing; and	Discussed with Council that two crossings have been proposed near Roundabout (one on MacPherson St & one on Bowden St) on the current design by Aspect Australia. This is extra scope to the SSDA and will need further consultation with SINSW in relation to the final design.	
D9	d	construct and implement the measures agreed to as part of the public domain enhancement strategy approved under condition B44 to encourage walking and cycling to the school.		
D10		Prior to the commencement of the operation of the new schools, the Applicant must consult with Council and TfNSW in relation to the need for the provision of a wombat pedestrian crossing or alternative pedestrian infrastructure upgrade works at the northern end of Mellor Street near/at its intersection with Victoria Road.	Discussed and agreed with Council that Council do not wish to promote walking and cycling from Mellor St to school. Hence no crossing has been proposed on the current design by Aspect Australia. RP will contact and consult with TfNSW further.	
D11		Evidence of consultation and outcomes of consultation undertaken under condition D10 must be provided to the Planning Secretary prior to the commencement of the operation of the new schools.	Further action is required post discussion with TfNSW.	
D12		Any upgrade identified following consultation under condition D10 must be undertaken in place of the proposed crossing on Rhodes Street as identified in the Meadowbank Education and Employment Precinct Schools Project Transport and Accessibility Impact Assessment dated 28 February 2020 and must be installed prior to the commencement of the operation of the new schools.	Council has confirm their preference is to have no crossing along Rhodes St.	
D13		Prior to the commencement of the operation of the new schools, the Applicant must submit evidence to the Certifier demonstrating that the following requirements are complied with:		
D13	a	all required School Zone signage, speed management signage, pedestrian safety signage, bus zone signage and associated pavement markings along all nominated bus zone and pick-up/drop-off zones on Rhodes and Macpherson Streets, must be installed, inspected by Council and / TfNSW (where relevant) and handed over to Council and / or TfNSW(RMS) (whichever applicable);		
D13	b	all roads and traffic facilities outside the school boundary must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals form the relevant road authority must be obtained prior to the commencement of road, pavement or pedestrian crossing construction works;		
D13	c	all required kerbside parking controls must be approved by Ryde Local Traffic Committee/TfNSW, installed by the Applicant, inspected by the relevant road authority (Council or TfNSW) and implemented;		
D13	d	School Zone signs and pavement marking patches must be removed and installed in accordance with TfNSW approval/authorisation, guidelines and specifications. All School Zone signs and pavement markings must be installed prior to student occupation of the site;		
D13	e	any works performed in, on or over a public road reserve pursuant to this consent must be carried out in accordance with this consent and with the Road Opening Permit issued by Council as required under Sections 138 and 139 of the Roads Act 1993;		
D13	f	records of all dates in relation to installing, altering and removing traffic control devices related to speed must be maintained;		

Clause	Subclause	SSDA Provision	Site Walk Notes 13.10.2020	Actions - further clarity required
D13	g	the Applicant must submit the following for review and approval by TfNSW, at least eight (8) weeks prior to student occupation of the site: i) A copy of Council's development Conditions of Consent; ii) The proposed school commencement/opening date; and iii) Two (2) sets of detailed design plans showing the following: School property boundaries; all adjacent road carriageways to the school property; proposed school access points to the public road network and any conditions imposed/proposed on their use; existing and proposed pedestrian crossing facilities on the adjacent road network; existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and existing and proposed street furniture and street trees.		
D14		Prior to the commencement of the operation of the new schools, the Applicant must submit, for approval by Council as the Road Authority, full design engineering plans and specifications and complete the construction to Council's satisfaction for the following infrastructure works:		
	a	the full reconstruction of half road width for the Rhodes Street frontage of the development site and along the bus bays to be constructed on Macpherson Street where there is no pavement, or the existing pavement is in an unsatisfactory condition in accordance with the City of Ryde DCP 2014 Part 8.5 - Public Civil Works, Clause 1.1.4 – Constructing Half Road;	Discussed and agreed with Council on the current design by Aspect Australia.	
	b	the removal of all redundant vehicular crossings and replacement with new kerb and gutter, and the adjacent road pavement reconstruction;		
	c	the construction of new kerb and gutter along the Rhodes frontage of the development site and along the bus bays to be constructed on Macpherson Street;		
	d	turfing of the nature strips adjacent to the new concrete footpath across the entire frontage of the development site, in accordance with Council's standard turf profile shown on Drawing No. PL7.1;		
	e	the construction of new driveway access to the proposed entry and exit driveways to the on-site loading area. The new driveways access must be designed and constructed as per Council's requirements and Road Safety check reports recommendations;		
	f	the construction of upgraded footpaths as detailed in the public domain enhancement strategy approved under condition B44. The proposed civil works must be in accordance with Council's Specification and Standard Drawing;		
	g	reconstruction of the existing kerb and gutter associated with half road pavement reconstruction undertaken along the Rhodes Street frontage of the development and along the bus bays to be constructed on Macpherson Street where required under condition (a);		
	h	new street lights using LED luminaire to be designed and installed to Australian Standard AS1158:2010 Lighting for Roads and Public Spaces, with vehicular luminance category V3 and pedestrian luminance category P2 to replace any existing street lighting proposed to be removed as part of the development. Plans are to be prepared and certified by a suitably qualified Electrical Design Consultant and submitted to, and approved by Council prior to lodgement of the scheme with Ausgrid for their approval. The street lighting will remain on the Ausgrid street lighting network;	RP will demonstrate compliance in detail design stage.	
	i	upgrades required to accommodate buses including (but not limited to): (i) widening of Rhodes and Macpherson Streets to allow for bus access and kerbside stops; (ii) widening the horizontal curve between Rhodes Street and Hermitage Road to allow for the required bus swept path envelope; (iii) lengthening the Bowden Street right turn bay into Macpherson Street to store a bus adequately; and (iv) delineating parking lanes along Rhodes Street to define allocation and minimise the risk of collisions;	RP will demonstrate compliance in detail design stage.	
	j	The provision of S-kerbs to connect to the existing kerb and gutter so as to enable street sweepers to properly manoeuvre the indented section of the road pavement;		
	k	stormwater drainage installations in the public domain in accordance with Council's stormwater team recommendations;	RP will demonstrate compliance in detail design stage.	
	l	signage and linemarking details;		
	m	staging of the public civil works, if any, and transitions between the stages; and	To be discussed in detail design stage.	
	n	the relocation/adjustment of all public utility services affected by the proposed works.	To be discussed in detail design stage.	
D15		Prior to the commencement of the operation of the new schools, the Applicant must submit evidence to the Certifier demonstrating that the works approved by Council (condition D14) have been carried out.		



Section 1

Section 2

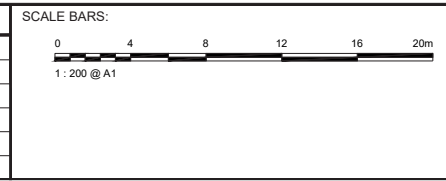


Council Parks
Department to
confirm tree
removal

No work required
from here to
Victoria Road

ROBERTS PIZZAROTTI MARK UP
14 / 10 / 2020

No	DATE	REVISION DETAILS
A	15.05.20	ISSUE TO COUNCIL FOR CONCEPT APPROVAL



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**Local Government
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APPROVED CONTRACTOR

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Email: cityofryde@ryde.nsw.gov.au
Website: www.ryde.nsw.gov.au

CLIENT:	AS SHOWN
DATUM:	AHD
GRID:	MGA
JOB REF:	21048
APPROVED:	W.TRUONG

PROJECT:	MEADOWBANK EDUCATIONAL PRECINCT HERMITAGE ROAD TO SUTHERLAND AVENUE PROPOSED CYCLEWAY / SHARED USER PATH
DRAWING	CONCEPT LAYOUT PLAN (1)

DRAWING No	REVISION
21048-CA-01	A
SHEET 1 OF 9 SHEETS	A1
ISSUED FOR:	APPROVAL



ADJOINS DWG 21048-01

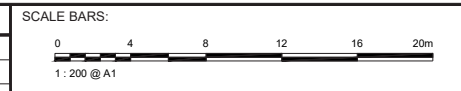
ADJOINS DWG 21048-03

Road widening required as per SSDA, for bus manoeuvring

- STREET TREE PLANTING - HERMITAGE STREET
- HERMITAGE STREET IDENTIFIED IN THE 2013 STREET TREE MASTERPLAN AS A PRIORITY LEVEL 1 STREET REQUIRING TREE PLANTING DUE TO BEING A HIGHLY URBAN ENVIRONMENT
 - PLANTING TO BE UNDERTAKEN IN 1-10 YEARS (I.E. BY 2023)
 - WESTERN SIDE - LIMITED OPPORTUNITIES WITHIN THIS PROJECT SCOPE DUE TO STEEP EMBANKMENT, PROPOSED RAISED PATH / BOARDWALK AND SERVICES. THERE IS GREATER OPPORTUNITIES ADJACENT TO THE PATH RECENTLY BUILT.
 - EASTERN SIDE - DRIVEWAYS DOMINATE THE STREETScape PARTICULARLY AT THE NORTHERN END.
 - SUGGESTS BEST SOLUTION WOULD BE IN-ROAD TREE PITS (SUBJECT TO SERVICES) - HOWEVER, WITH CARPARKING AT A PREMIUM, IS THERE AN APPETITE FOR THIS?

ROBERTS PIZZAROTTI MARK UP
14 / 10 / 2020

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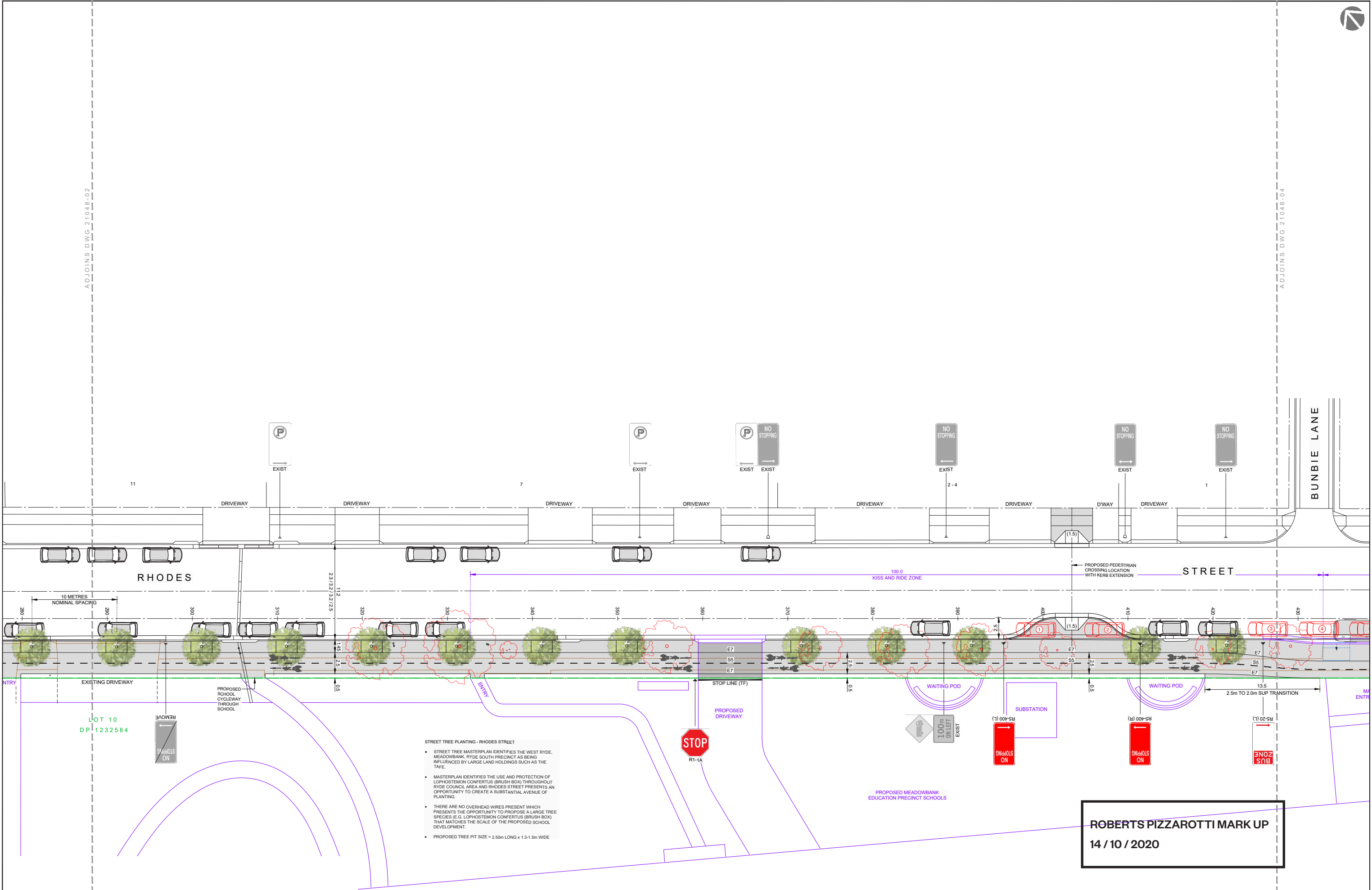
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CLIENT:	AS SHOWN
SCALES:	AHD
DATUM:	MGA
GRID:	21048
JOB REF:	W.TRUONG
APPROVED:	

PROJECT:	MEADOWBANK EDUCATIONAL PRECINCT HERMITAGE ROAD TO SUTHERLAND AVENUE PROPOSED CYCLEWAY / SHARED USER PATH
DRAWING	CONCEPT LAYOUT PLAN (2)

DRAWING No	REVISION
21048-CA-02	A
SHEET 2 OF 9 SHEETS	A1
ISSUED FOR:	APPROVAL



REVISION DETAILS		
No	DATE	REVISION
A	15.05.20	ISSUE TO COUNCIL FOR CONCEPT APPROVAL

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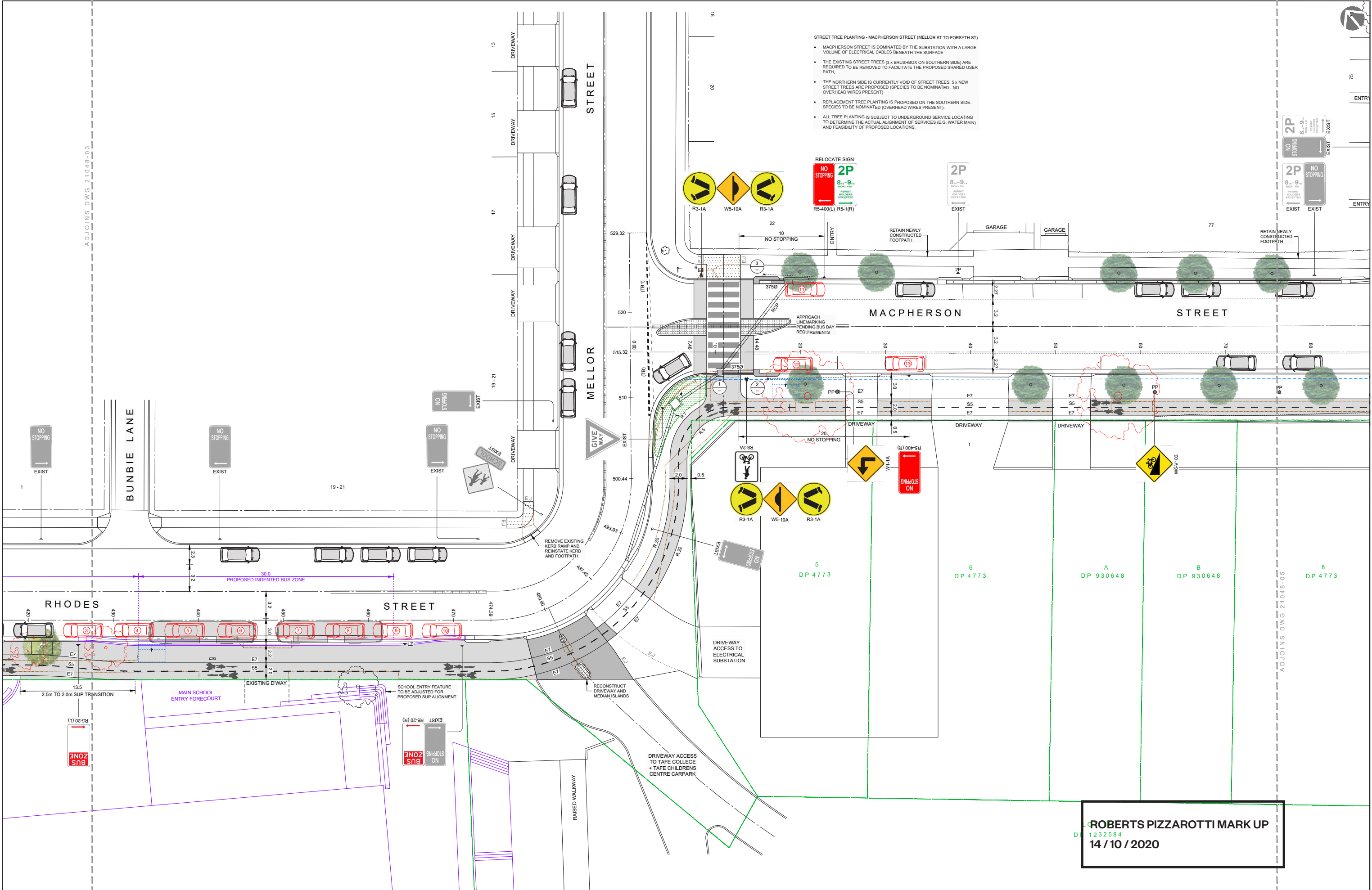
PROJECT:

MEADOWBANK EDUCATIONAL PRECINCT
HERMITAGE ROAD TO SUTHERLAND AVENUE
PROPOSED CYCLEWAY / SHARED USER PATH

DRAWING

CONCEPT LAYOUT PLAN (3)

DRAWING No	REVISION
21048-CA-03	A
SHEET 3 OF 9 SHEETS	A1
ISSUED FOR:	
APPROVAL	

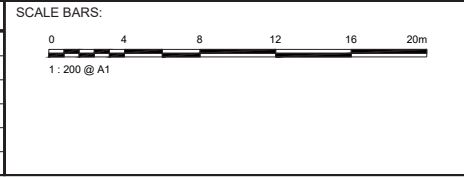


STREET TREE PLANTING - MACPHERSON STREET (MELLOR ST TO FORSYTH ST)

- MACPHERSON STREET IS DOMINATED BY THE SUBSTATION WITH A LARGE VOLUME OF ELECTRICAL CABLES BENEATH THE SURFACE
- THE EXISTING STREET TREES (3 x BRUSHBOX ON SOUTHERN SIDE) ARE REQUIRED TO BE REMOVED TO FACILITATE THE PROPOSED SHARED USER PATH.
- THE NORTHERN SIDE IS CURRENTLY VOID OF STREET TREES. 5 x NEW STREET TREES ARE PROPOSED (SPECIES TO BE NOMINATED - NO OVERHEAD WIRES PRESENT)
- REPLACEMENT TREE PLANTING IS PROPOSED ON THE SOUTHERN SIDE. SPECIES TO BE NOMINATED (OVERHEAD WIRES PRESENT).
- ALL TREE PLANTING IS SUBJECT TO UNDERGROUND SERVICE LOCATING TO DETERMINE THE ACTUAL ALIGNMENT OF SERVICES (E.G. WATER MAIN) AND FEASIBILITY OF PROPOSED LOCATIONS.

ROBERTS PIZZAROTTI MARK UP
1232584
14 / 10 / 2020

No	DATE	REVISION DETAILS
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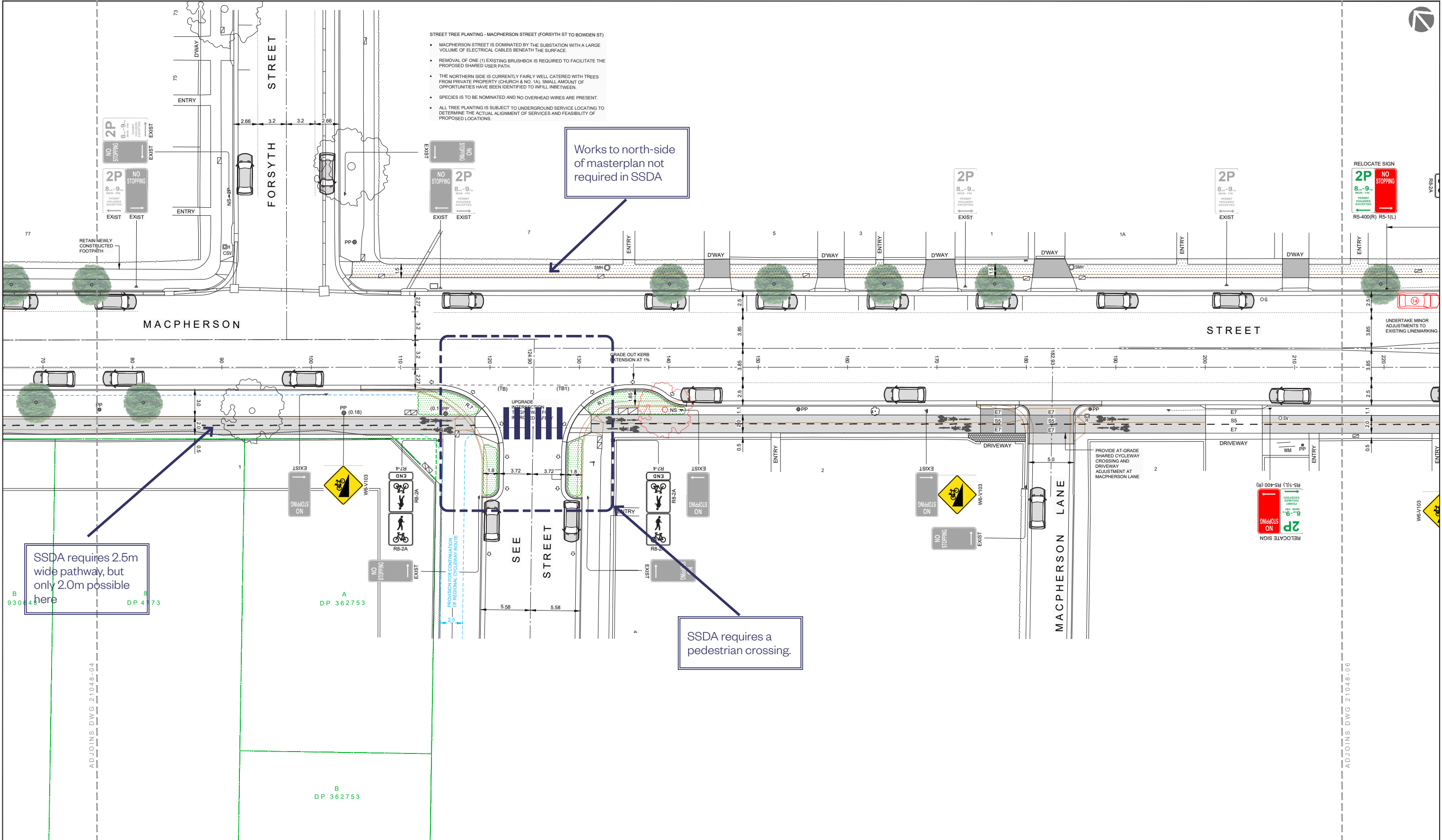
**Local Government
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CLIENT:	AS SHOWN
SCALES:	AHD
DATUM:	MGA
GRID:	21048
JOB REF:	W.TRUONG
APPROVED:	

PROJECT:	MEADOWBANK EDUCATIONAL PRECINCT HERMITAGE ROAD TO SUTHERLAND AVENUE PROPOSED CYCLEWAY / SHARED USER PATH
DRAWING	CONCEPT LAYOUT PLAN (4)

DRAWING No	REVISION
21048-CA-04	A
SHEET 4 OF 9 SHEETS	A1
ISSUED FOR:	APPROVAL



- STREET TREE PLANTING - MACPHERSON STREET (FORSYTH ST TO BOWDEN ST)
- MACPHERSON STREET IS DOMINATED BY THE SUBSTATION WITH A LARGE VOLUME OF ELECTRICAL CABLES BENEATH THE SURFACE.
 - REMOVAL OF ONE (1) EXISTING BRUSHBOX IS REQUIRED TO FACILITATE THE PROPOSED SHARED USER PATH.
 - THE NORTHERN SIDE IS CURRENTLY FAIRLY WELL CATERED WITH TREES FROM PRIVATE PROPERTY (CHURCH & NO. 1A). SMALL AMOUNT OF OPPORTUNITIES HAVE BEEN IDENTIFIED TO INFILL INBETWEEN.
 - SPECIES IS TO BE NOMINATED AND NO OVERHEAD WIRES ARE PRESENT.
 - ALL TREE PLANTING IS SUBJECT TO UNDERGROUND SERVICE LOCATING TO DETERMINE THE ACTUAL ALIGNMENT OF SERVICES AND FEASIBILITY OF PROPOSED LOCATIONS.

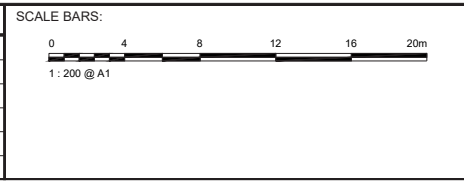
Works to north-side of masterplan not required in SSDA

SSDA requires 2.5m wide pathway, but only 2.0m possible here

SSDA requires a pedestrian crossing.

ROBERTS PIZZAROTTI MARK UP
14 / 10 / 2020

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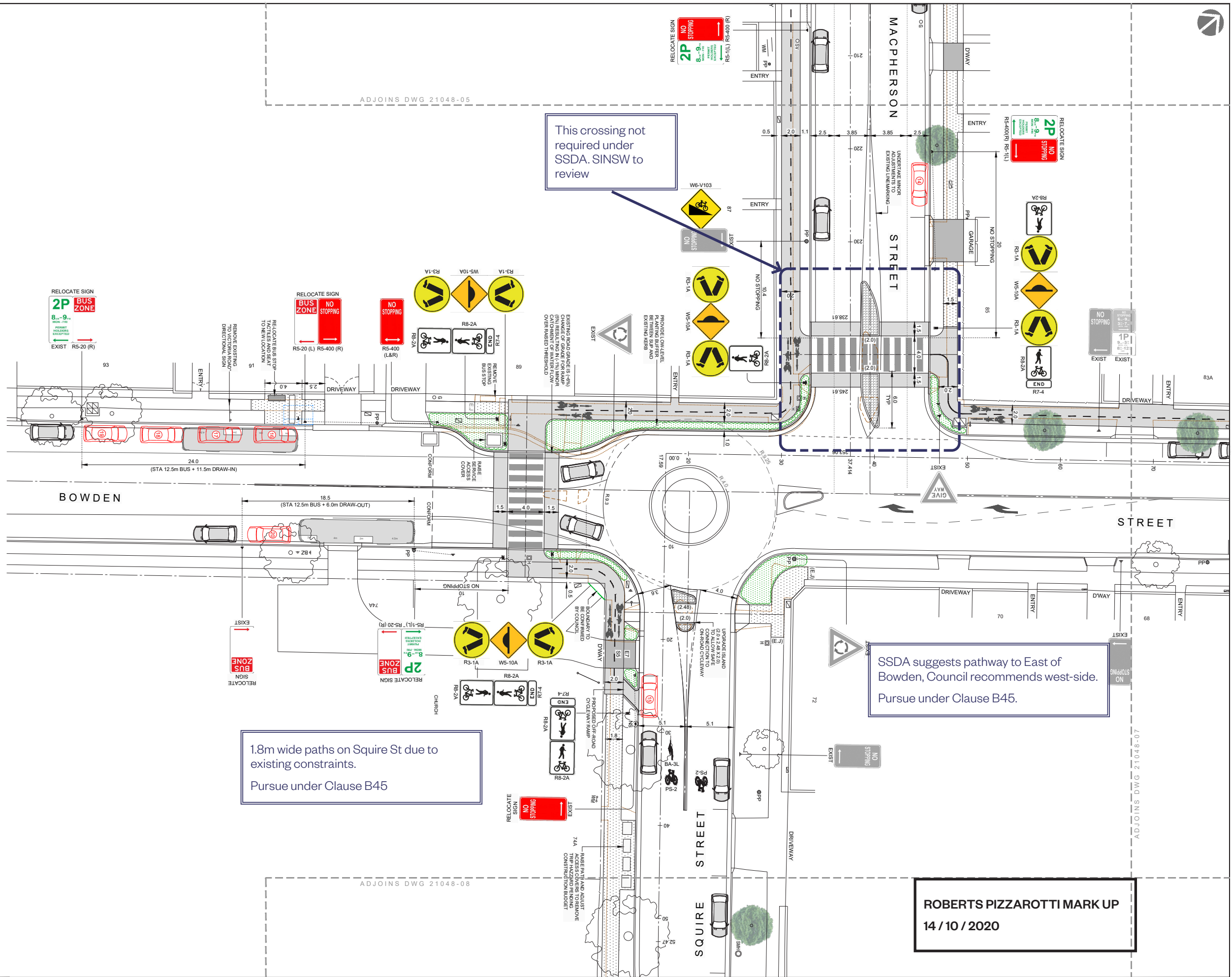
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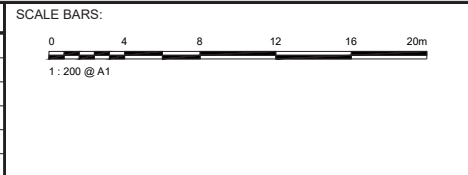
CLIENT:	AS SHOWN
SCALES:	AS SHOWN
DATUM:	AHD
GRID:	MGA
JOB REF:	21048
APPROVED:	W.TRUONG

PROJECT:	MEADOWBANK EDUCATIONAL PRECINCT HERMITAGE ROAD TO SUTHERLAND AVENUE PROPOSED CYCLEWAY / SHARED USER PATH
DRAWING	CONCEPT LAYOUT PLAN (5)

DRAWING No	REVISION
21048-CA-05	A
SHEET 5 OF 9 SHEETS	A1
ISSUED FOR:	APPROVAL



No	DATE	REVISION DETAILS
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CLIENT:

City of Ryde

SCALES: AS SHOWN

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GRID: MGA

JOB REF: 21048

APPROVED: W.TRUONG

PROJECT:

MEADOWBANK EDUCATIONAL PRECINCT
HERMITAGE ROAD TO SUTHERLAND AVENUE
PROPOSED CYCLEWAY / SHARED USER PATH

DRAWING

CONCEPT LAYOUT PLAN (6)

DRAWING No

21048-CA-06

SHEET 6 OF 9 SHEETS

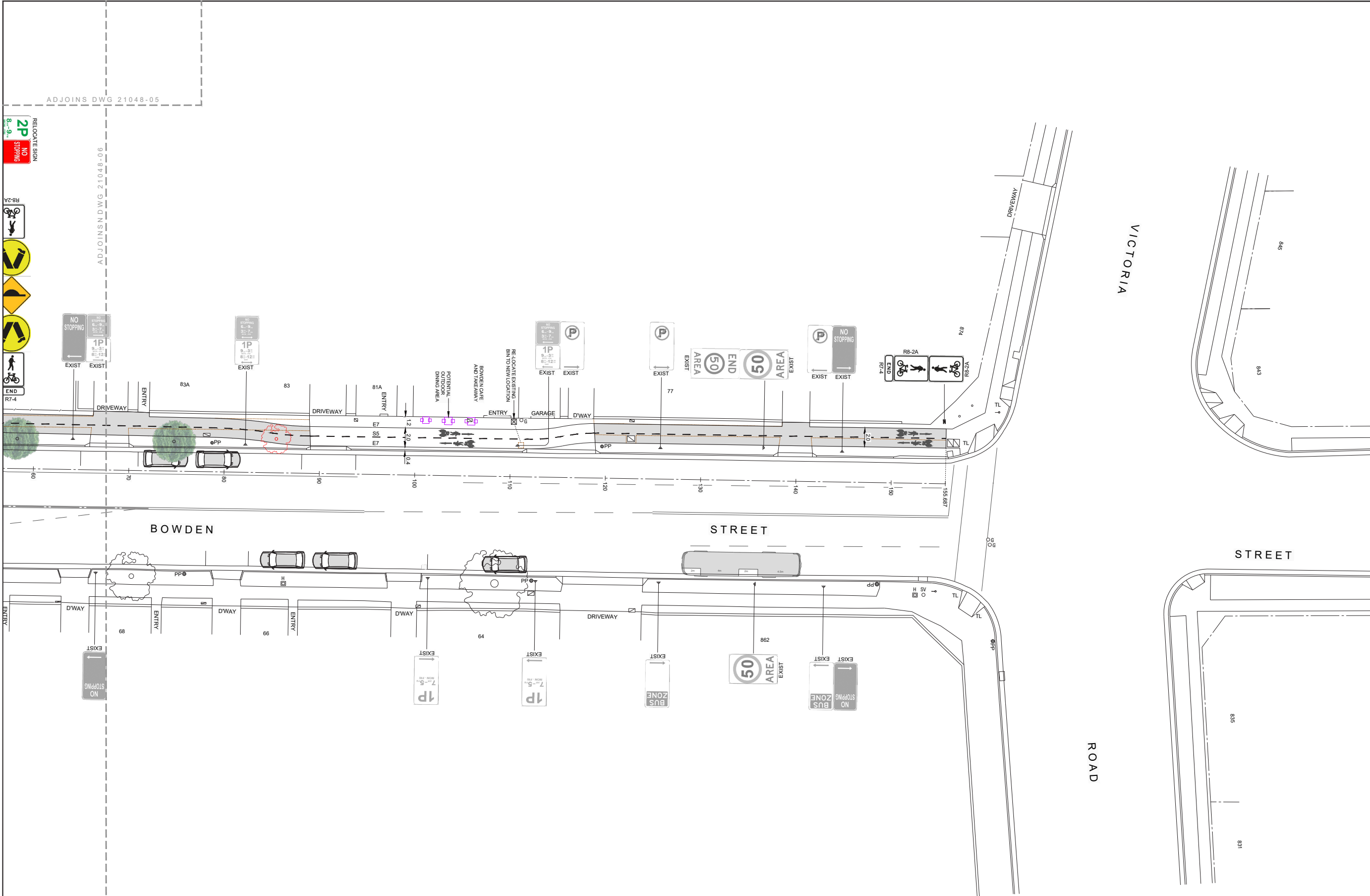
ISSUED FOR:

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REVISION

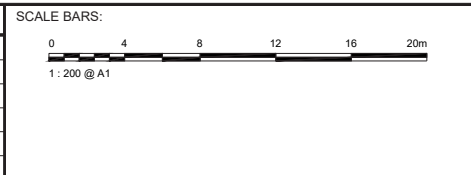
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14 / 10 / 2020

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GRID:	21048
JOB REF:	W.TRUONG
APPROVED:	

PROJECT:	MEADOWBANK EDUCATIONAL PRECINCT HERMITAGE ROAD TO SUTHERLAND AVENUE PROPOSED CYCLEWAY / SHARED USER PATH
DRAWING	CONCEPT LAYOUT PLAN (7)

DRAWING No	REVISION
21048-CA-07	A
SHEET 7 OF 9 SHEETS	A1
ISSUED FOR:	APPROVAL



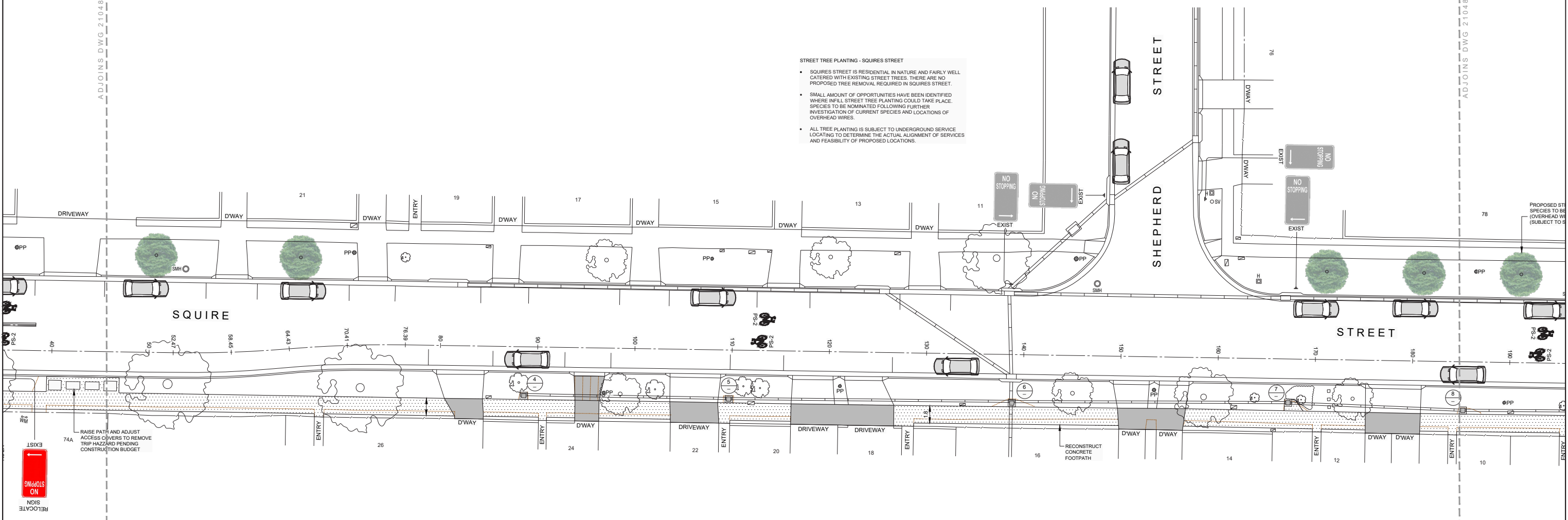
ADJOINS DWG 21048-07

ADJOINS DWG 21048-06

ADJOINS DWG 21048-09

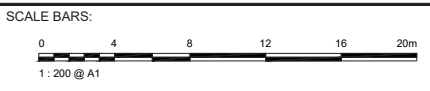
STREET TREE PLANTING - SQUIRES STREET

- SQUIRES STREET IS RESIDENTIAL IN NATURE AND FAIRLY WELL CATERED WITH EXISTING STREET TREES. THERE ARE NO PROPOSED TREE REMOVAL REQUIRED IN SQUIRES STREET.
- SMALL AMOUNT OF OPPORTUNITIES HAVE BEEN IDENTIFIED WHERE INFILL STREET TREE PLANTING COULD TAKE PLACE. SPECIES TO BE NOMINATED FOLLOWING FURTHER INVESTIGATION OF CURRENT SPECIES AND LOCATIONS OF OVERHEAD WIRES.
- ALL TREE PLANTING IS SUBJECT TO UNDERGROUND SERVICE LOCATING TO DETERMINE THE ACTUAL ALIGNMENT OF SERVICES AND FEASIBILITY OF PROPOSED LOCATIONS.



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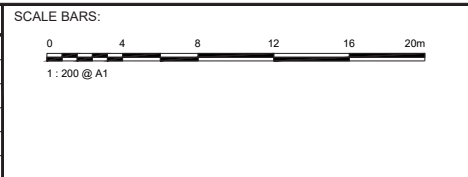
CLIENT:	
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DATUM:	AHD
GRID:	MGA
JOB REF:	21048
APPROVED:	W.TRUONG

PROJECT:	MEADOWBANK EDUCATIONAL PRECINCT HERMITAGE ROAD TO SUTHERLAND AVENUE PROPOSED CYCLEWAY / SHARED USER PATH
DRAWING	CONCEPT LAYOUT PLAN (8)

DRAWING No	21048-CA-08	REVISION	A
SHEET	8 of 9 SHEETS		A1
ISSUED FOR:	APPROVAL		



No	DATE	REVISION DETAILS
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JOB REF:	W.TRUONG
APPROVED:	

PROJECT:	MEADOWBANK EDUCATIONAL PRECINCT HERMITAGE ROAD TO SUTHERLAND AVENUE PROPOSED CYCLEWAY / SHARED USER PATH
DRAWING	CONCEPT LAYOUT PLAN (9)

DRAWING No	REVISION
21048-CA-09	A
SHEET 9 OF 9 SHEETS	A1
ISSUED FOR:	APPROVAL

Schools at Meadowbank Education & Employment Precinct

SMEEP - SSDA - Public Domain Strategy
 Consultation Summary undertaken with City of Ryde Council
 22/07/2021

Date	Correspondence	Personnel	Topic
1/10/2020	Concept Plans via email	City of Ryde Council - John Begley issued to Colliers	Concept Plan issued by Council for proposed Public Domain Works
13/10/2020	On Site Meeting	City of Ryde, Colliers, SINSW and Roberts Co	Meeting on site to walk through Council's Concept Plans
14/10/2020	Marked up Concept Plans	Roberts Co issued to Council and Project Team	Council Concept Roadworks Plan Marked Up by Contractor
28/10/2020	Meeting Minutes No. 1 issued via email	Colliers issued to Council, Roberts, SINSW	Colliers issued Meeting Minutes No. 1 held 13/10/20 with SINSW/ City of Ryde Council/ RCo/ CIPL.
28/10/2020	SSDA Notes from Site Inspection undertaken with Council	Roberts Co issued to Council and Project Team	Notes taken from the Site Walk around all Public Domain Scope with Council / SINSW / Colliers / Roberts Co
18/11/2020	Meeting Agenda No. 2 issued via email	Colliers issued to Council, Roberts, SINSW	Colliers issued Meeting Agenda #2 and Survey undertaken on Hermitage Rd. prior to meeting scheduled 19/11/20.
19/11/2020	Meeting Agenda No. 2 and Meeting No. 2 Minutes	Roberts Co issued to Council and Project Team	Meeting Agenda No. 2 and Meeting Minutes No. 2 from 19/11/2020 with SINSW/ City of Ryde Council/ RCo/ Colliers.
2/12/2020	Meeting Minutes No. 2 issued via email	Colliers issued to Council, Roberts, SINSW	Colliers issued Meeting Minutes No. 2 held 19/11/20 with SINSW/ City of Ryde Council/ RCo/ CIPL.
8/12/2020	Council Comments from TfNSW issued via email	City of Ryde - Alex Zhu issued to Colliers	Alex issued comments from TfNSW and Council's Transport Department in relation to public domain plans
17/12/2020	Meeting Minutes No. 3	Roberts Co issued to Council and Project Team	Meeting Minutes No. 3 held 17/12/20 with SINSW/ City of Ryde Council/ RCo/ CIPL/ Northrop.
23/12/2020	Colliers email to Council regarding program	Colliers to Ryde Council	Response to Council from based on the comments from Meeting No. 3
21/01/2021	Updated Civil Package issued to Council	Colliers issued to Council and SINSW	Colliers issued Civil package issued to City of Ryde Council. Comments required by 05/02/2021, with Endorsement of Consultation by 12/02/21.
7/02/2021	Council comments from Civil Package	City of Ryde Council - Gasan Mohamad to Colliers	Council email confirming John Begley and Alex Zhu (Traffic Officers) reviewed and provided comments on Civil Plans
8/02/2021	Update Landscaping Package and Arborist Report issued to Council	Colliers issued to Council and SINSW	Arborist Report and Landscape Design Package issued to City of Ryde for review / comment. Comments required by 05/02/2021, with Endorsement of Consultation by 12/02/21.
11/02/2021	Colliers/Roberts comments back to Council regarding Civil	Colliers issued email to Council	Comments back to Council regarding their comments on the Civil Design Package
17/02/2021	On Site Meeting	City of Ryde Council - Gasan Mohamad, Landscape Officers and Roberts Co	Meeting on site with Council's Landscape Officers to review trees in street against plans
18/02/2021	Council comments from Civil Package	City of Ryde Council - Gasan Mohamad to Colliers	Council email confirm comments from Tree Management teams assessment of Concept design landscape plans and the arborist report.
18/02/2021	Colliers/Roberts comments back to Council regarding Landscaping	Colliers issued email to Council	Comments back to Council regarding their comments on the Landscaping Design Package
22/02/2021	Council comments from Civil Package	City of Ryde Council - Gasan Mohamad to Colliers	Council return comments to Civil Plans. Noting 3 items in exchange for no SUP along Squire Street.
23/02/2021	Colliers comments back to Council regarding Civil package	Colliers response to Council	Colliers response to Council regarding Civil works
26/02/2021	Council confirmation no objection to submit the prepared Public Domain improvement strategy to the Planning Secretary for	City of Ryde Council - Gasan Mohamad to Colliers	Confirmation from CoR that they have no objection to submit the prepared Public Domain improvement strategy to the Planning Secretary for endorsement.
5/03/2021	Council confirmation that Landscape Concept Plans are satisfactory	City of Ryde Council - Gasan Mohamad to Colliers	Confirmation that the Concept Landscape Plans are agreed
19/03/2021	Correspondence with Council based on Concept Plans issued	City of Ryde Council - Gasan Mohamad to Roberts	Various emails dated from 3 March - 19 March 2021 to resolve detailed design and comments on the Concept Plans

20/04/2021	Meeting with Council on Site	City of Ryde Council - Gasan Mohamad and Emily Lu, SINSW, Colliers and Roberts	Review of the Concept Plans for Council comments to be incorporated into the CC Plans
23/04/2021	Meeting Minutes issued to Council	City of Ryde Council - Gasan Mohamad to Colliers	Council response to the meeting minutes issued, for feedback to the next stage of detailed design (CC)
29/04/2021	Executive meeting with City of Ryde Council and SINSW	City of Ryde meeting with SINSW	A meeting with the Executive SINSW Team (Martin Cook) and Director of Planning City of Ryde Council (Liz Co)
4/05/2021	Colliers email to Council regarding alternative Hermitage Road design	Colliers email to Council (Gasan Mohamad and Emily Lu)	Colliers tabled alternative design for Hermitage Road for a 2.0m footpath with pinch points
4/05/2021	Council confirmation that the Public Domain Concept Plans were endorsed by City of Ryde Traffic Committee	City of Ryde Council - John Beagley to Colliers	Confirmation from Council that the Concept Public Domain Plans were endorsed by the City of Ryde Traffic Committee at the meeting on the 29/04/2021
6/05/2021	Council correspondence regarding the alternative design for Hermitage Road	City of Ryde Council - Gasan Mohamad to Colliers	Council confirmation that the alternative 2.0m footpath for Hermitage Road was not accepted, and that a 2.5m SUP is required
17/05/2021	Council confirmation that the Public Domain Concept Plans were endorsed by WCC (Works and Community Committee)	City of Ryde Council - John Beagley to Colliers	Confirmation from Council that the Concept Public Domain Plans were endorsed by the WCC at the meeting on the 11/09/2021
18/05/2021	Correspondence with Council based on Concept Plans issued at 20/04/2021 meeting	City of Ryde Council - Emily Lu to Colliers	Four emails sent from Council regarding their comments on the Concept Plans that were issued to Council in hard copy at the meeting on the 20/04/2021
24/05/2021	Correspondence to Council issuing the Landscape and Civil plans	Colliers to Ryde Council - Gasan Mohamad and Emily Lu	Email to Council with the CC Landscape and Civil plans updated based on Council's comments. Hard copy plans submitted to Council for review on the 25/05/2021. Council was requested to endorse / comment on the plans by the 08/06/2021
9/06/2021	Council correspondence regarding the CC Plans	City of Ryde Council - Emily Lu to Colliers	Council email advising the plans are still under review, with additional information requested
16/06/2021	Council correspondence regarding the CC Plans	City of Ryde Council - Emily Lu to Colliers	Council email confirming the Landscape CC plans are agreeable
16/06/2021	Council correspondence regarding a request to update street lighting	City of Ryde Council - Emily Lu to Colliers	Council email requesting street lighting to be upgraded or confirmation that the street lighting is adequate
18/06/2021	Council correspondence regarding the CC Plans	City of Ryde Council - Emily Lu to Colliers	Council email with further comments are clarification regarding the Civil plans - not endorsed and a number of new queries raised
16/07/2021	Updated Plans and Certificate issued to Council based on feedback for CC endorsement	Colliers to Ryde Council - Gasan Mohamad and Emily Lu	Based on feedback received from Council on the CC Plans, updated plans were issued to Council for final review.
22/07/2021	Endorsed CC Plans and Section 138 Approval	City of Ryde Council - Gasan Mohamad to Colliers	City of Ryde Council issued endorsed plans and Section 138 Approval on the 22/07/2021