



Memorandum

Friday, 18 February 2022

Randwick Council – Development Services
30 Francis Street
RANDWICK, NSW 2031

Attention: Sohail Faridy

Phone: 02 9093 6628

3 Pages

Email: sohail.faridy@randwick.nsw.gov.au

SUMMITCARE RANDWICK, 11-19 FRENCHMANS ROAD, RANDWICK: AGED CARE & SENIORS DEVELOPMENT

We write in concert with the adjusted plans submitted to Council for assessment in February 2022.

The purpose of our correspondence is to confirm for Council's benefit that any changes made to design documentation resultant from Council and SECPP feedback, have not resulted in changes whatsoever to the proposed Basement Level vehicular access.

We note that Council previously referred the Basement access driveway, located at Frenchmans Road, to Transport for New South Wales (TfNSW) for their review under Section 138 of the Roads Act 1993. We confirm that the consultation undertaken by the applicant with TfNSW, resulted in the provision of concurrence from TfNSW for the development, subject to the conditions outlined in TfNSW's correspondence dated 30 April 2021.

Given the previous granting of concurrence and that no subsequent changes have been made to the carparking, driveway access, or ramp to the basement carparking, we submit to Council that further referral to Councils Traffic Engineering team or TfNSW is not required.

We attached for reference TfNSW's correspondence (TfNSW Ref:SYD21/00005/02), confirming the concurrence granted by TfNSW for the proposed vehicular access off Frenchmans Road.

Further, we note that the applicant fully accepts the conditions stipulated within the TfNSW correspondence, and assume they are to be appended to any Conditions of Consent.

We trust the attached and above provides suitable comfort to Council of the satisfaction of the Traffic requirements for the proposal as previously assessed throughout the course of the Development Applications assessment.

Please contact us should you require any further or more detailed information on any aspect of this correspondence.

Kind Regards

Nick Winberg
Director

For and on behalf of
Centurion Group Pty Ltd

30 April 2021

Ms. Therese Manns
General Manager
Randwick City Council
30 Frances Street
Randwick NSW 2031

Attention: Sohail Faridy

Dear Ms. Manns,

**PROPOSED SENIORS HOUSING DEVELOPMENT
11-19 FRENCHMANS ROAD, RANDWICK**

Reference is made to the abovementioned application which was referred to Transport for NSW (TfNSW) with updated information from the applicant for comment in accordance with Clause 101 of the *State Environmental Planning Policy (Infrastructure) 2007* and concurrence under Section 138 of the *Roads Act 1993*.

TfNSW has reviewed the submitted application and would provide concurrence to the proposed works on the Frenchmans Road frontage under Section 138 of the *Roads Act 1993*, subject to Council's approval and the following requirements being included in the development consent:

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 height or depth), along the Frenchmans Road boundary.
2. The vehicular crossing, stormwater drainage connection and associated works on Frenchmans Road shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to developerworks.sydney@transport.nsw.gov.au.

Detailed design plans of the proposed works including the design of the driveway to restrict movements to left-in left-out only are to be submitted to TfNSW for approval prior to the issue of a construction certificate and commencement of any road works. Please send all documentation to development.sydney@transport.nsw.gov.au.

A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by TfNSW.

The developer is required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. TfNSW fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

3. All vehicles shall enter and exit the site in a forward left-in left-out direction only.
4. 'No Stopping signage' shall be installed along all the Frenchmans Road frontage of the development, at no cost to TfNSW.
5. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2-2018. Parking Restrictions may be required to maintain the required sight distances at the driveway.
6. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to development.sydney@transport.nsw.gov.au.

A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.
7. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
8. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping.
9. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Frenchmans Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

For more information, please contact Vic Naidu, A/Senior Land Use Planner, by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,



Brendan Pegg
Senior Land Use Planner
Planning and Programs, Greater Sydney Division

30 April 2021

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General Manager
Randwick City Council
30 Frances Street
Randwick NSW 2031

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