

Our Reference: SYD12/00627
Your Reference: DA2011/274/01
Contact: Stella Qu
Telephone: 8849-2520



Transport
Roads & Maritime
Services

Director, Planning and Development
City of Botany Bay Council
P.O Box 331
Mascot NSW 1460

Attention: Helen Mulcahy

**PROPOSED CONSTRUCTION OF 113 RESIDENTIAL APARTMENTS,
COMMERCIAL SHOWROOMS AND ASSOCIATED CAR PARKING AND
LOADING FACILITIES
AT 189-196 O'RIORDAN STREET MASCOT**

Dear Mr Dowsett,

I refer to Council's email on 29 August 2012 and your email dated 1 October 2012 with regard to the abovementioned development application (DA11/274) and the associated landscaping works within RMS land, which was referred to Roads and Maritime Services (RMS) for comment and approval.

RMS has reviewed the amended information to the development application and raises no objection to it subject to the following requirements are complied:

1. Concerns are raised regarding the right turning movement at the proposed entry to the site. Council should consider restricting the right turning movement and allow only left-in movement at this location.
2. RMS has previously acquired a strip of land for road along the O'Riordan Street frontage of the subject property, as shown by blue colour on the attached plan. It is noted that landscaping has been proposed within the road reservation. RMS will grant "In principal" approval to use RMS land for the landscaping purpose subject to Council entering an agreement with RMS for the proposed works within the land.
3. Council shall be responsible for the works on RMS land including the removal of all structures and landscaping when the road widening occurs.
4. The future owners/occupiers on the subject site shall be well informed that the proposed landscaping will be fully removed in the future.

Roads and Maritime Services

5. The developers should be aware of the potential for road traffic noise impact from O'Riordan Street on residential development on the subject site. The developer should provide and maintain noise attenuation measures in accordance with Office of Environment & Heritage's Environmental Criteria for Road Traffic Noise. RMS will not provide noise mitigation for future residences on the subject land as part of O'Riordan Street upgrade. The proposed landscaping on the RMS land shall not be treated as part of noise mitigation measures.
6. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004 and AS 2890.2 – 2002 for heavy vehicle usage.
7. The number of car parking spaces should be provided to Council's satisfaction.
8. Disabled car parking spaces are to conform to Australian Standards AS 2890.6:2009.
9. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council prior to the issue of the first Construction Certificate.
10. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to RMS for approval, prior to the commencement of any works.

Details should be forwarded to:

The Sydney Asset Management
Roads and Traffic Authority
PO Box 973 Parramatta CBD 2124.


A plan checking fee will be payable and a performance bond may be required before RMS's approval is issued. With regard to the Civil Works requirement please contact RMS's Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

11. The developer is to submit detailed documents and geotechnical reports relating to the excavation of the site and support structures to RMS for approval in accordance with Technical Direction (GTD 2012/001) (Copy is attached).
12. 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.
13. All vehicles are to enter and leave the site in a forward direction
14. All traffic control during construction must be carried out by accredited RMS approved traffic controllers.
15. A Road Occupancy Licence should be obtained from TMC for any works that may impact on traffic flows on O'Riordan Street during construction activities.

16. All works/regulatory signposting associated with the proposed development are to be at no cost to RMS.

Any inquiries in relation to this development application can be directed to Stella Qu on telephone 8849 2520 or via email at Stella.Qu@rms.nsw.gov.au.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Pahee', with a long horizontal flourish extending to the right.

Pahee Sellathurai
A/Senior Land Use Planner
Transport Planning, Sydney Region

3 October 2012

