

24 April 2024

Planning Dept  
Richmond Valley Council  
Locked Bag 10  
Casino NSW 2470

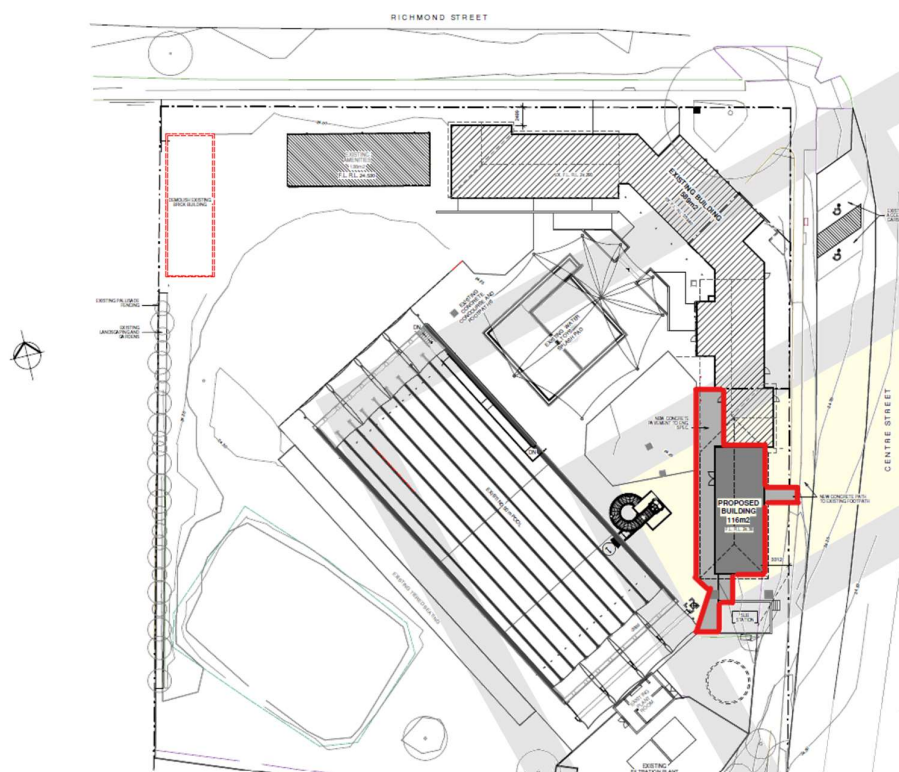
**REF: PAN-428768**

**Re: Request to Amend Condition 40 – Supporting Information**

We respectfully request that the abovementioned condition be amended. Currently the condition states;

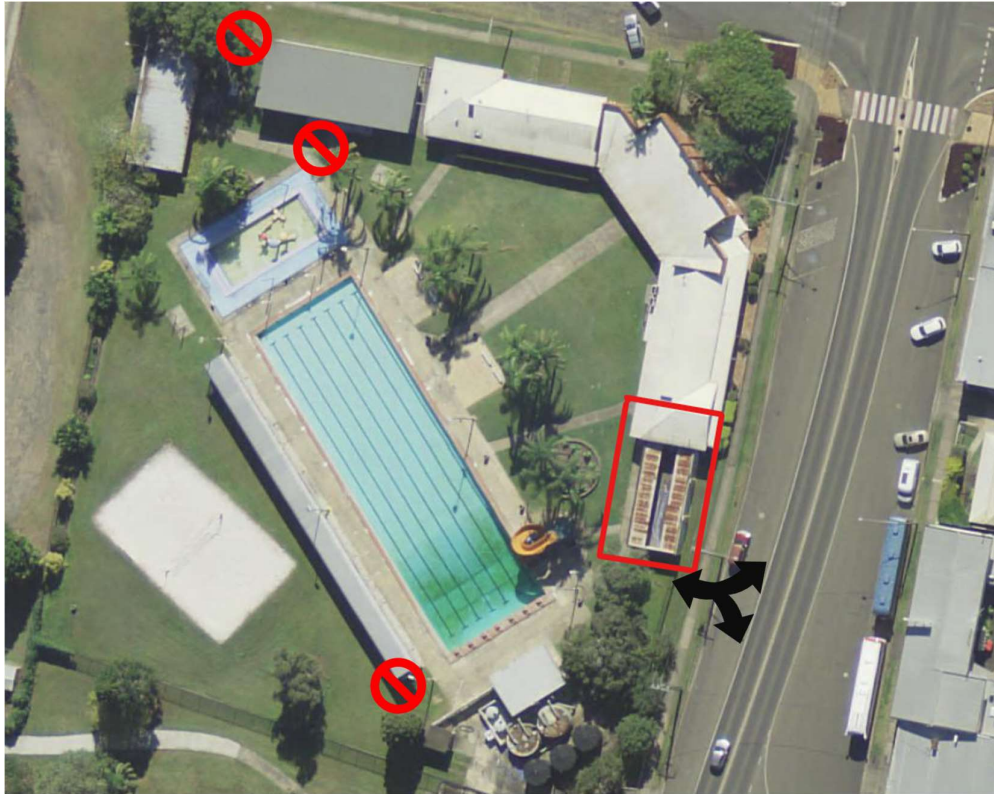
*“All construction traffic associated with the development (including all deliveries) shall gain access to the site from Richmond Street.”*

A construction certificate is currently being sought to construct a portion only of the approved development, this being the Swim Club along with adjacent Stores 1 & 2, Contractors Store, and external pavement. See below marked up plan.



With Richmond Street to the north of the work site, access to the site via Richmond Street is not possible.

For the purposes of constructing the Swim Club and associated Stores, the proposed works site is not accessible from Richmond Street due to its proximity to Richmond Street and the physical constraints of the site as a whole rendering the works site only readily accessible via Centre Street. See below.

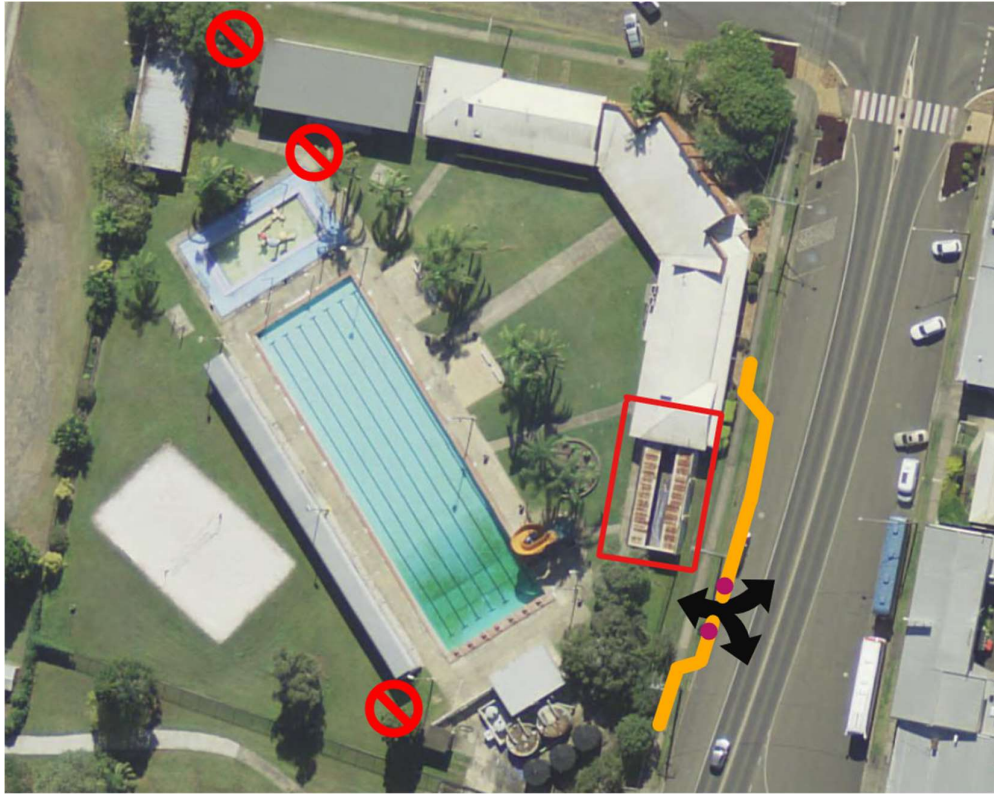


#### **Non-Construction Pedestrian Movement and Construction Vehicle Access**

To prevent impediment of pedestrian movement outside the construction site, we would envisage that the Head Contractor would either -

- A. Provide hoarding over the pathway adjacent to the site create a temporary pedestrian pathway, or
- B. Create a temporary pedestrian pathway using water filled construction barriers either on the nature strip or along the roadside kerb.

Both methods we believe would require provision of either pedestrian/traffic management personnel &/or devices such as boom gates. Please refer below mark-up.



— Temporary pedestrian path formed by “Quik-Bloc” style water filled barriers.

● Vehicular & Pedestrian traffic management personnel or devices.

We envisage that the traffic management plan prepared by the Head Contractor will detail their preferred method. This TMP would be issued by the Head Contractor prior to the granting of the Construction Certificate will detail this.

### In Summary

While access via Richmond Street to the proposed works site may be possible *in theory*, practically speaking it cannot be done without disturbance and damage to recently completed works to the outdoor areas of the facility; these being the 50m pool, new concourses & pavements, landscaping, and new filter cells. The only remaining alternative for access is via Centre Street. We therefore request that Condition 40 be amended as such to permit construction traffic associated with the Swim Club, Stores 1 & 2, and Contractor Store to access the site via Centre Street

We appreciate the opportunity to provide this supporting information. Should there be any further information required in order to support this request please do not hesitate to contact us.

Yours sincerely



Stephen Johansson,

QLD Nominated Architect – No 5209

NSW Nominated Architect Reg No 7168