

4 April 2013

RMS Ref: SYD13/00331  
Council Ref: DA189/2013

General Manager  
Liverpool City Council  
Locked Bag 7064  
LIVERPOOL BC NSW 1871

Attention: Patrick Hurley

Dear Sir/Madam

**DA189/2013 CONSTRUCTION OF RESIDENTIAL FLAT BUILDING  
40 HUME HIGHWAY, WARWICK FARM**

Reference is made to Council's letter dated 11 March 2013, regarding the abovementioned Application which was referred to Roads and Maritime Services (RMS) for comment in accordance with Schedule 3 of the *State Environmental Planning Policy (infrastructure) 2007*.

RMS has reviewed the submitted application and provides the following requirements to Council to be incorporated into the development consent:

1. RMS has previously resumed and dedicated land as road along the Highway frontage of the subject property, as shown by grey colour on the attached aerial.

The subject property is also affected by a road widening proposal, as shown by pink colour on the attached aerial.

However, there are no objections to the development proposal on property grounds provided any new buildings or substantial structures are erected clear of the land required for road widening.

The area required for road should be identified as a separate lot in any plan of subdivision.

2. The post development storm water discharge from the subject site into RMS drainage system should not exceed the pre-development discharge.

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 Maritime Services  
PO Box 973 Parramatta CBD 2124

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

3. 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).
4. The applicant should be aware of the potential for road traffic noise impact on the development on the subject site. Noise attenuation measures should be provided in accordance with Office of Environment & Heritage's Environmental Criteria for Road Traffic Noise.
5. 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.
6. All works/regulatory signposting associated with the proposed development are to be at no cost to RMS.

RMS has the following comments for Council's consideration in the determination of the application:

7. The swept path of the longest vehicle (including garbage trucks) 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 to Council for approval, which shows that the proposed development complies with this requirement.
8. The number of car parking spaces should be provided to Council's satisfaction.
9. 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, AS 2890.2 – 2002 for heavy vehicle usage and AS2890.6:2009 for the disable.
10. Consideration should also be given to providing bicycle parking facilities either within the development or close to it, as well as end trip facilities such as showers, changing rooms, etc. to encourage bicycle use for travelling to and from the development.
11. The proposed development will generate additional pedestrian movements in the area. Consideration should be given to ensuring pedestrian safety.
12. 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 a Construction Certificate.
13. All vehicles are to enter and leave the site in a forward direction.

Please refer further enquiries to Stella Qu on telephone 8849 2520 or via email at Stella.QU@rms.nsw.gov.au.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'G M Trotter', with a stylized flourish at the end.

Gordon Trotter

**A/Land Use Planning & Assessment Unit Manager  
Transport Planning Section, Roads & Maritime Services**



