

14 November 2013

Council Ref: DA664.1/2013 Our Ref: SYD13/01147

File Number: A5552344 Contact: Xi Lin

Development Assessment Planner
Fairfield City Council – City Development
PO Box 21
Fairfield NSW 1860

Attention: Sunnee Cullen

**MIXED USE DEVELOPMENT
8-14 DUTTON LANE, CABRAMATTA**

Dear Mr Oliveiro,

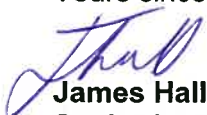
I refer to your email of 8 October 2013 regarding the abovementioned development application (DA664.1/2013) forwarded to the Roads and Maritime Services (RMS) for comment.

It is noted that Dutton Lane is a local road under care and control of Council. However, RMS has reviewed the application and provides the following advisory comments to Council for its consideration in the determination of the application:

1. The proposed seagull intersection upgrade at Dutton Lane and Huges Street shall be designed and constructed to Council's satisfaction. In this regard, the intersection upgrade shall be reviewed and approved by Council's Local Traffic Committee.
2. Formal traffic and pedestrian counts supporting the upgrade of existing thresholds to pedestrian crossing shall be provided to Council's Local Traffic Committee for review and approval. Council should ensure the warrants for installation of such facilities are met.
3. Off-street parking shall be in accordance with AS2890.1-2004 and AS2890.2-2002.
4. Car parking provision to Council's satisfaction.
5. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to the Council prior to the issue of a construction certificate.
6. All works associated with the proposed development shall be at no cost to the RMS.

Any inquiries into this matter should be directed to Development Assessment Officer Xi Lin on telephone 8849 2906 or via email xi.lin@rms.nsw.gov.au.

Yours sincerely,



James Hall
Senior Land Use Planner
Land Use Assessment, Network Management

Roads & Maritime Services