

15 December 2014

Our Ref: SYD14/01392 (A8133909)  
Your Ref: 687.1/2014/nm

FAIRFIELD CITY COUNCIL

19 DEC 2014

The General Manager  
Fairfield City Council  
PO Box 21  
Fairfield NSW 1860

TO:	N. MU
FILE:	14/19782
DOC ID:	A1202714
CRM:	
SCAN DATE:	19/12/2014

**Attention: Nelson Mu**

**CONSTRUCTION OF RESIDENTIAL, RETAIL & COMMERCIAL  
356-358 THE HORSLEY DRIVE & 48 COURT ROAD, FAIRFIELD**

Dear Sir/Madam,

I refer to your letter dated 20 November 2014 (Council Ref: 687.1/2014/nm) with regard to the abovementioned development proposal, which was referred to Roads and Maritime under State Environmental Planning Policy 2007 (Infrastructure) for comment.

Roads and Maritime has reviewed the subject application and provides the following comments to Council for its consideration:

1. All construction activity associated with the proposed development is to be contained on site as no construction zones will be permitted on The Horsley Drive in the vicinity of the site.
2. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on The Horsley Drive during construction activities.
3. All redundant driveways shall be removed and replaced with kerb and gutter to Roads and Maritime requirements.
4. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Roads and Maritime for determination prior to the issue of a construction certificate.
5. The swept path of the longest vehicle (to service the site) 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.
6. Should the post development storm water discharge from the subject site into the Roads and Maritime system exceed the pre-development discharge, detailed design plans and hydraulic calculations of any charges are to be submitted to Roads and Maritime for approval, prior to the commencement of works.

Details should be forwarded to:

Sydney Asset Management  
Roads and Maritime Services  
PO BOX 973 Parramatta CBD 2124

7. 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.
8. The proposed development should be designed such that road traffic noise from adjacent public roads is mitigated by durable materials, in accordance with EPA criteria for new land use developments (The Environmental Criteria for Road Traffic Noise, May 1999). Roads and Maritime's Environmental Noise Management Manual provides practical advice in selecting noise mitigation treatments.
9. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime.

The report and any enquiries should be forwarded to:

Project Engineer, External Works  
Sydney Asset Management  
Roads and Maritime Services  
PO Box 973 Parramatta CBD 2124.

Telephone 8848 2114  
Fax 8849 2766

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

10. All works/regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime.

Any inquiries can be directed to Jana Jegathesan by telephone on 8849 2313.

Yours sincerely



Pahee Rathan  
**Senior Land Use Planner**  
**Network and Safety Management**