



24 November 2017

Our Reference: SYD16/01465/03
Council Ref: DA-462/2016

The General Manager
City of Canterbury Bankstown
PO Box 8
BANKSTOWN NSW 1885

Attention: Alice Pettini

Dear Sir/Madam

**PROPOSED MIXED-USE DEVELOPMENT WITH BASEMENT CARPARKING
918-936 CANTERBURY ROAD, ROSELANDS NSW 2196**

Reference is made to Council's letter dated 1 November 2017, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Clause 104 of *State Environmental Planning Policy (Infrastructure) 2007* and would also require concurrence in accordance with Section 138 of the *Roads Act, 1993* for the proposed public domain works along Canterbury Road.

It is advised that Roads & Maritime Services has no approved proposal that requires any part of the subject property for road purposes.

Roads and Maritime has reviewed the proposed development, raises no objections and would provide concurrence subject to Council's approval of the development and the following conditions being included in any consent issued by Council:

1. All buildings and structures (other than pedestrian footpath awnings), together with any improvements integral to the future use of the site are wholly within the freehold property (unlimited in height or depth), along the Canterbury Road boundary.
2. The redundant driveways on Canterbury Road shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Canterbury Road shall be in accordance Roads and Maritime requirements. Details of these requirements should be obtained from Roads and Maritime Services, Manager Developer Works, Statewide Delivery, Parramatta (telephone 9598 7798).

Detailed design plans of the proposed kerb and gutter are to be submitted to Roads and Maritime for approval prior to the issue of a Construction Certificate and commencement of any road works.

A plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

3. 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 8849 2114

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.

4. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114 or Email: suppiah.thillai@rms.nsw.gov.au.

5. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS2890.1-2004, AS2890.6-2009 and AS2890.2-2002 for heavy vehicle usage.
6. The proposed development should be designed such that road traffic noise from Canterbury Road is mitigated by durable materials in order to satisfy the requirements for habitable rooms under Clause 102 (3) of *State Environmental Planning Policy (Infrastructure) 2007*.
7. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Canterbury Road.
8. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Canterbury Road during construction activities.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Ken Ho, Land Use Planner, by email at development.sydney@rms.nsw.gov.au.

Yours sincerely,



Aleks Tancevski
Senior Land Use Planner
Network Sydney South Precinct