



16 November 2017

RMS Ref: SYD17/01406 (A19857627)

Council Ref: 2017/1249/1

The General Manager
Camden Council
PO Box 183
Camden NSW 2570

**CONSTRUCTION OF A FOUR STOREY SALE PREMISES
12-18 DUNN ROAD, SMEATON GRANGE**

Dear Sir/Madam,

Reference is made to Council's letter dated 11 October 2017 with regard to the abovementioned development proposal, which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Schedule 3 of *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime has reviewed the submitted application and raises no objection to the application. Roads and Maritime provides the following comments for Council's consideration in the determination of the application:

1. Roads and Maritime has previously acquired a strip of land for road along the Camden Valley Way frontage of the subject property, as shown by blue colour on the attached aerial – "X".

Roads and Maritime has previously dedicated a strip of land as road along the Anderson Road frontage of the subject property, as shown by grey colour on the attached aerial – "X".

Therefore, all buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Camden Valley Way boundary.

2. 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 changes are to be submitted to Roads and Maritime for approval, prior to the commencement of works on site.

Details should be submitted to Suppiah Thillai: suppiah.thillai@rms.nsw.gov.au

Roads and Maritime Services

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 Fax: 8849 2766.

3. All demolition and construction vehicles are to be contained wholly within the site (or on Dunn Road) and vehicles must enter the site before stopping. A construction zone will not be permitted on Camden Valley Way.
4. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Camden Valley Way during construction activities.
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 Council prior to the issue of a Construction Certificate.
6. Vegetation and proposed landscaping/fencing must not hinder driver sight lines on Camden Valley Way to other road users and critical road infrastructure.
7. 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 AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2002 for heavy vehicle usage.
8. All works/signposting associated with the subject development (including public utility adjustment/relocation works) shall be at no cost to Roads and Maritime.

Any further inquiries in relation to this application can be directed to Rachel Nicholson on 8849 2702 or by email to development.sydney@rms.nsw.gov.au

Yours sincerely



Rachel Cumming
Senior Land Use Assessment Coordinator
Network Sydney West Precinct