

12 February 2025

TfNSW Reference: SYD25/00161/01  
Council Reference: DA 25.1/2025 (CNR-78584)



Mr Bradley Cutts  
General Manager  
Fairfield City Council  
PO Box 21  
Fairfield NSW 1860

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## CONSTRUCTION OF SHOP TOP HOUSING DEVELOPMENT 896 WOODVILLE ROAD AND 15 HILWA ST, VILLAWOOD

Dear Mr. Cutts,

Reference is made to the Council's correspondence on 7 February 2025 regarding the abovementioned Development Application (**DA**), which was referred to Transport for NSW (**TfNSW**) in accordance with clauses 2.119 and 2.122 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*. TfNSW advises that:

- The DA involves a mix of 148 residential units and retail units with a total floor area of 1,615.1m<sup>2</sup> and a café with a floor area of 177.3m<sup>2</sup>. The estimated traffic of the development is 69 AM (vehicles per hour) and 54 PM (vehicles per hour). TfNSW notes that the DA is proposing less traffic generation than the Planning Proposal.
- Two (2) vehicle access points are provided, as per the Planning Proposal, involving a commercial vehicle access at Howatt Street (**local road**) (to the retail carpark and loading dock) and a residential car park access via Hilwa Street for 256 parking spaces.
- TfNSW has identified that the DA will require TfNSW concurrence under section 138 of the *Roads Act, 1993* for proposed works on Woodville Road (**classified road**) of replacing existing vehicle crossovers to kerb and guttering to match the existing,

As such, TfNSW would provide concurrence under section 138 of the *Roads Act, 1993*, subject to the relevant Consent Authority approval and the following requirements included in any Development Consent issued:

1. All buildings and structures, including signage, are to be wholly within the freehold property (unlimited in height or depth), along the Woodville Road boundary.
2. The redundant driveway on the Woodville Road shall be removed and replaced with kerb and gutter to match existing. The design and construction of the kerb and gutter on Woodville Road shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email [todeveloperworks.sydney@transport.nsw.gov.au](mailto:todeveloperworks.sydney@transport.nsw.gov.au).

Detailed design plans of the proposed kerb and gutter are to be submitted to TfNSW for approval prior to the issue of a construction certificate and commencement of any road works. Please send all documentation to [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by TfNSW.

3. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2020/001.

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 TfNSW. Please send all documentation to [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

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) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

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4. The proposed development should be designed such that road traffic noise from Woodville Road is mitigated by durable materials to satisfy the requirements for habitable rooms under clause 2.120 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*.
5. The Applicant 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. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre (TMC) for any works that may impact on traffic flows on Woodville Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

Yours sincerely,



**Brendan Pegg**  
**Senior Manager Land Use Assessment Central and Western**  
**Transport Planning, Planning Integration and Passenger Division**

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