

Bianca Thornton

From: Andrew Mooney
Sent: Wednesday, 22 August 2018 9:47 AM
To: Bianca Thornton
Subject: RE: Revised Road Plans - Jacfin Horsley Park Stage 1 MOD 1 (MP 10_0130 MOD 1)

Hi Bianca

Was just in the process of sending you an email, see comments below

Regards

Andrew Mooney

Executive Strategic Planner | Strategic Land Use Planning
City Strategic Planning

PO Box 21, Fairfield NSW 1860
P 9725 0214 | M 0438 429 601 | F 9725 4249
www.fairfieldcity.nsw.gov.au



Engineering Assessment Comments with Proposal

Temporary Access Road

During consultation with the Jacfin Development Team the sequencing of the proposed works on Burley Road and the continued use of the access road were discussed. It was highlighted that the Jacfin Team will need to liaise with the adjoining property owner to ensure their access is not impeded by the ongoing construction works.

The following comment was provided to Jacfin with regard to the continued use of the access road;

Council acknowledges the use of the unformed road and access for the Jacfin site. Council does not have an issue with the delivery of machinery for earth works via the access way. However the access up to the proposed internal road of the CSR site to the intersection of Burley Road and Old Wallgrove Road is currently under construction and movement of plant may be limited. Jacfin should liaise with the CSR Development team to coordinate movement of machinery. If access from the unformed Burley Road location becomes an issue, due to circumstances beyond the control of CSR and the Fairfield City Council, an alternative access point to the Jacfin site can be achieved via the corner of Greenway Place and Horsley Road, Horsley Park. Aerial views indicate an access way has been formed at this location point already.

Road 2 – Burley Road

The adjoining site is currently constructing Burley Road from the intersection of Old Wallgrove Road to the approved internal Road for the CSR site. This approval was approved after the Jacfin Concept, therefore as CSR will be completing the road prior to Jacfin constructing the extension to their site a dilapidation report will need to be submitted, the following condition should be imposed;

Dilapidation Report

- a. A dilapidation report shall be carried out from the start of works to the intersection of Burley Road and Old Wallgrove Road extending to the intersection of Milner Avenue and Old Wallgrove Road, prior to the commencement of any works on site. The required dilapidation report, is to be prepared by a suitably qualified structural engineer and shall be submitted to Fairfield City Council prior to the commencement of any works on site. The report shall cover structural and geotechnical factors likely to arise from the development. A copy of this report shall be submitted to Council as a record.
- b. A comprehensive geo-technical engineering report assessing the impact and safety of the proposed works shall be prepared by a suitably experienced and qualified geo-practitioner and submitted with any Construction Certificate. The report must include the results of subsurface investigations involving either test pits to rock, or preferably the drilling of cored boreholes (to 1 metre below the proposed final excavation level). The report shall describe inter alia:
 - i. an indication of the nature and depth of any uncontrolled fill at the site;
 - ii. an indication of the nature and condition of the material to be excavated;
 - iii. indications of groundwater or seepages;
 - iv. required temporary measures for support of any excavations deeper than 1 metre adjacent to property boundaries;
 - v. statement of required excavation methods in rock and measures required to restrict ground vibrations;
 - vi. other geo-technical information or issues considered relevant to design and construction monitoring.