



7 April 2022

TfNSW Reference: SYD17/01529/15

DPE Reference: SSD 8859

Team Leader
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Thomas Bertwistle

Dear Sir/Madam,

AMENDED PLANS FOR ELIZABETH DRIVE SUBDIVISION AT 1111-1141 ELIZABETH DRIVE, CECIL PARK

Reference is made to the Department's submission dated 30 March 2022, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for comment.

The proposed left in/left out access including deceleration lane and redesign works on future realigned Wallgrove Road requires concurrence from TfNSW in accordance with Section 138 and the *Roads Act, 1993*.

TfNSW has reviewed the submitted amended plans and provides concurrence under Section 138 of the *Roads Act, 1993* subject to the Department's approval and the following conditions being included in the development Consent:

1. The proposed access arrangement necessitates redesign of future Wallgrove Road to ensure safe access and egress to/from the development site on Wallgrove Road.

The redesign works will include (but not limited to) line marking changes, minor widening of the proposed carriageway, localised steepening of the batters and may require an increase in pipe culvert lengths, in accordance with the attached sketch. The proposed access arrangement and the above required works (both design and construction) should be at full cost of the developer and no cost to TfNSW.

TfNSW requests a monetary contribution from the developer to fund the proposed redesign of Wallgrove Road as the works should be undertaken by the TfNSW

Contractor undertaking the road upgrade. An estimate will be prepared by the TfNSW to guide the discussion on the contribution amount during WAD stage. It should be noted further amendment/design changes may be required at detailed design stage to ensure compliance with AUSTROADS and TfNSW requirements.

2. The proposed deceleration lane and the redesign works (described above) along future Wallgrove Road shall be designed to meet TfNSW requirements, and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with AUSTROADS and other Australian Codes of Practice. The certified copies of the civil design plans shall be submitted to TfNSW for consideration and approval prior to the release of the Construction Certificate by the Principal Certifying Authority and commencement of road works. Please send all documentation to development.sydney@transport.nsw.gov.au.

The developer is required to enter into a Works Authorisation Deed (WAD) for the abovementioned works.

TfNSW fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

3. Detailed design plans and hydraulic calculations of the proposed stormwater drainage system are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to development.sydney@transport.nsw.gov.au

A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.

4. A Construction Traffic Management Plan (CTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to TfNSW for approval prior to the issue of a Construction Certificate.
5. The proponent is required to liaise with the TfNSW project team in relation to construction access, road design levels, earthworks for batters, bulk earthworks, utility plans, drainage and any proposed landscaping/mounding adjacent to and/or connecting to Wallgrove Road. The developer is to obtain relevant approval/s from the TfNSW project team prior to commencing construction work and must be scheduled not to conflict with any TfNSW activities.
6. Any redundant driveway(s) on Elizabeth Drive boundary should be removed as a result of the proposed development and should be in accordance with TfNSW requirements.
7. The developer 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.
8. 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 Elizabeth Drive or future Wallgrove Road.

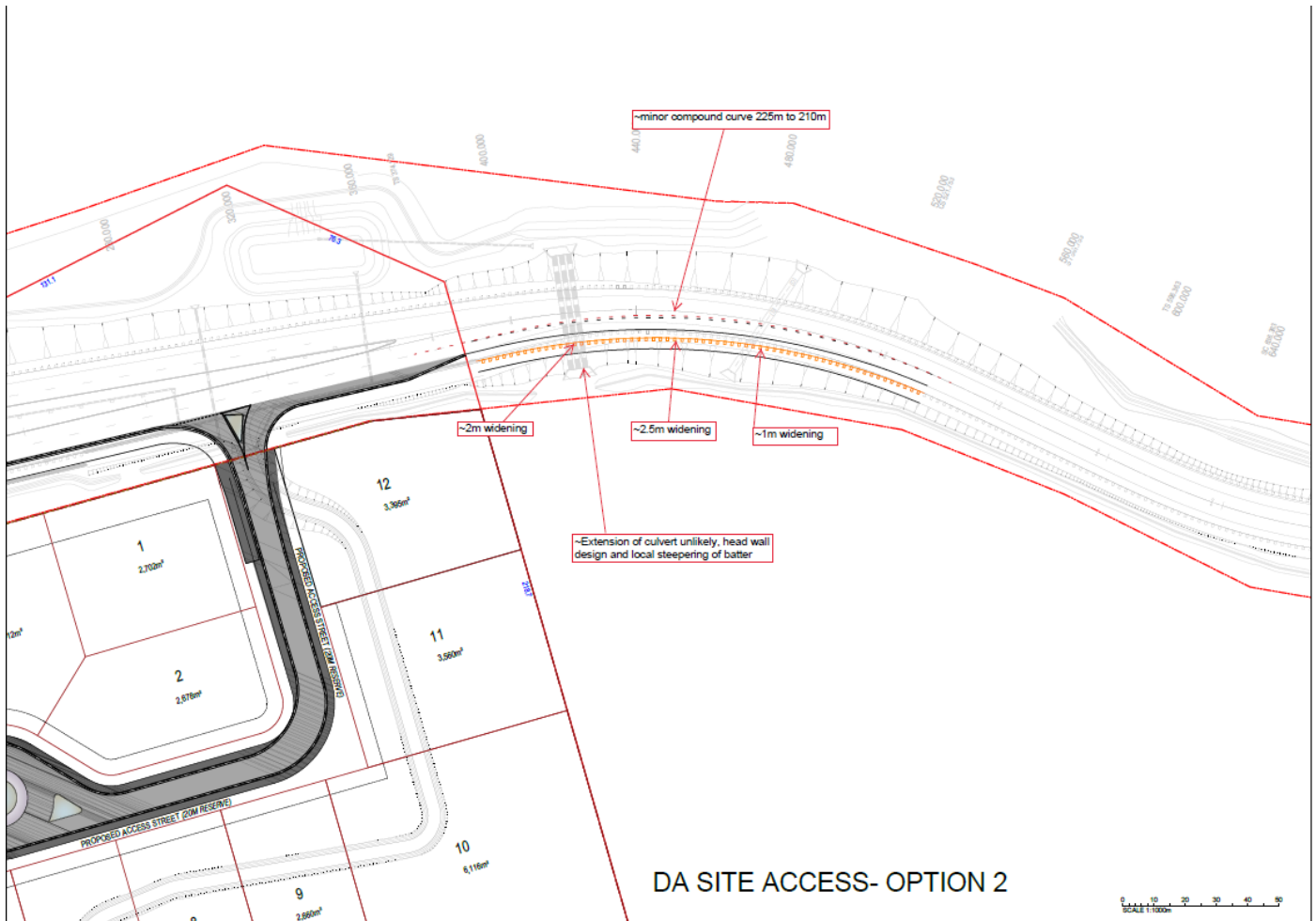
9. All vehicles are to enter and exit the site in a forward direction. Provision for vehicles to turn around must be provided within the property boundary.

If you have any further questions, please contact the undersigned on 8849 2331 or please email development.sydney@transport.nsw.gov.au. I hope this has been of assistance.

Yours sincerely



Zhaleh Alamouti
Senior Land Use Planner



DA SITE ACCESS- OPTION 2