

memorandum

TO: ELIZABETH WORKMAN
SEINOR STRATEGIC LAND USE PLANNER

FROM: ZAHID HASSAN

SUBJECT: LOT: 25 DP: 2954; LOT:24 DP: 1152887, NO. 97-151 WALLGROVE ROAD, HORSLEY PARK (WALLGROVE ROAD BUSINESS PARK)

FILE: SSD-50972718

DATE: 16 April 2024

Comments below as provided by: ZAHID HASSAN – ASSET MANAGER, CIVIL & BUILT. Also refer to attachment for markup.

Vehicular Crossings:

- The applicant is responsible for the design, construction and maintenance of vehicular crossings which are required to comply with Council's Vehicular Crossing Policy, Public Domain Manual and Standards and Specifications. For further information regarding the application process for a new driveway please refer to the link provided – [Vehicular Crossings Fairfield City Council](#)
- Vertical alignment of each driveway needs to be checked in the detailed design stage to avoid cars scraping when entering and exiting the building.
- The Vehicle Crossing which was required to be removed from the adjacent lot 2322 (11 Kosovich Place, Wallgrove Road frontage) under DA51/2016, DA condition 12 has not been re-instated (late 2023) without council approval and DA condition 15 has not been complied with.
 - This property has been further developed under DA 407/2020. This unauthorised vehicle crossing will be impacted by the intersection arrangement and would need to be finalised by our Building Compliance Branch.
- If the above matter were resolved, then the below general notes are:
 - The provision of vehicular access off Wallgrove Road (State Road) requires support and approval from Transport for NSW (TfNSW) and this development application should be referred to TfNSW for review and comments. All issues raised by TfNSW shall be satisfactorily addressed prior to determination. The applicant shall liaise with TfNSW in relation to the road widening on Wallgrove Road.
 - Council is to be provided a copy of all plans, documentation and correspondence in relation to the construction of the road outside the existing boundary.
- If the internal road labelled 'Estate road' is to be handed over to Council:
 - A period of liability on the contractor be imposed for the workmanship and any defect maintenance for the road and surrounds.
 - A Section 138 Engineering Application be lodged for the works with inspections to be undertaken by our development engineers and assets team at the relevant construction stages. A formalised hand over to Council completed.
Vehicular Crossing applications would need to be lodged for any proposed vehicle crossings off 'Estate road'.

- If the internal road labelled ‘estate road’ is not to be handed over to Council:
 - A condition be imposed that denotes the ownership of ‘Estate road’ and places the burden of maintenance on any future owners of the lot.

Footpath Proposal:

- Assets recommends minimum 100mm thick concrete with SL72 mesh centrally placed as the footpath is in industrial area.
- Footpath to be shown clearly on Civil Plans.
- For trees planted, the footpath pavement slab must be strengthened including provision of gutter guard, TripStop joints and plant suitable varieties of trees for footpath pavement. Provide tree pit details, to include Stratacell or Stratavault or similar. Species of trees are to be carefully selected to plant near concrete structures to minimise the impact from tree roots lifting the pavers or concrete path (Please consult with Asset Manager – Open Space for further advice).

Dilapidation Survey:

- The standard condition used for the dilapidation report (as per below) is suitable.

PROTECTION OF PUBLIC INFRASTRUCTURE

A17. Before the commencement of construction, the Applicant must:

- (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;
- (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, kerb and gutters, footpaths, concrete open channel/culvert and road bridge); and
- (c) submit a copy of the dilapidation report to the Planning Secretary and Council.

A18. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:

- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and
- (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

Any Proposed Work in Council’s Road Reserve:

- Proposed the retaining wall in the road reserve which will be Council burden assets, creating more maintenance issues and liability to Council, refer typical sections. We recommend that it should be located within the proposed lots.
- In the detail plan, consideration is given to have sub-soil drainage system on both sides as required to prevent the ingress sub-surface run-off to the road pavement. Refer as marked in red on the drawing
- Pavement design shall comply with Austroads Guidelines “A Guide to the Structural Design of Road Pavements” and design for other proposed infrastructures shall comply with Council’s design guidelines. Construction is required to comply with Council’s Road Works Specifications. These designs are to be submitted to Council for review and approval. Council request pavement design and copy of the related geo-tech for Council assets.
- As this road is intended to use for industrial warehouse, we suggest that road is designed to cater for use of higher mass limit (HML) vehicles.
- What are the transition requirements at the start and end?

- Street lighting shall be provided in the Council's Street lighting policy for access road. Street light improvement shall be considered to be upgraded or provided at slip lane and intersection.

Damage to Council Assets:

- Any damage to Council's assets must be restored to Council standards and specifications prior to the issue of a Road Reserve Clearance Certificate.
- Confirm if there any other Council assets that are proposed to be demolished or impacted by the proposed design.

Stormwater Drainage Assets:

- What drainage investigation has been undertaken and how recommendations are implemented in the detail design for this project? Has it considered the new Wallgrove Road section?
- Provide details of Council's burden and benefited easement and its maintenance responsibility (if any).
- Stormwater discharge and run-off to the creek should not be polluted or contaminated. All Pit Baskets, Gross Pollutant Traps (GPTs), and Bioretention Filter Basin to be maintained by the owner.

Asset Hand Over:

- List all new constructed assets as part of the new development that will be handed over (such as road, stormwater pits and pipes) as specified in Council's New Asset Handed Over Template. Contact Asset Management Division.
- Council recommends the Road and Road reserve to be owned and maintained by the developer as it only serves the development.

Maintenance responsibility:

- Maintenance of the proposed boundary fences and retaining walls are to be the responsibility of the owner, if constructed within Council's reserve.
- New cross drainage culvert and table drain are to be responsibility of TfNSW as per TfNSW document, 'QA SPECIFICATION M1 GENERAL MAINTENANCE REQUIREMENTS'.
- Developer must define the extent of maintenance responsibility detailing the respective assets along the Wallgrove Road (table drain along Wallgrove Road, Culvert Across Access Road, remaining nature strip) between developer, Council and TfNSW through maintenance agreement detailing in the drawing.