

Kate Masters

From: Andrew Mooney <AMooney@fairfieldcity.nsw.gov.au>
Sent: Wednesday, 18 October 2017 2:15 PM
To: Kate Masters
Subject: 24 Davis Road, Wetherill Park - SSD15_7401 - Bettergrow Proposal

Hi Kate

As discussed Council's key issues and requested conditions in relation to the Bettergrow are detailed below.

Note the advice and comments contained in this email supersede those included in Council letter dated 13 October 2017 relating to the RTS.

Traffic Management

- The amount of heavy vehicle traffic accessing the site from 7.00am-8.00am is significant. Reliance on on-street parking of these vehicles is not acceptable to Council and has potential to generate detrimental impacts on the surrounding road network. The applicant needs to provide further clarification regarding the above and measures to manage/mitigate the impacts of truck deliveries on the local road network including but not limited to potential parking of heavy vehicles on the development site.
- Dimensions of the proposed driveway access need to be submitted to Council for further assessment.

Council's Traffic Engineer does not agree with the applicants RTS regarding peak periods and modelling of intersections. Accordingly the following steps are required:

- The evening peak should be modelled using traffic volumes 3.00pm-4.00pm.
- The traffic volumes used to model the intersections of Victoria Street/Elizabeth Drive and Davis Road/Elizabeth Drive for existing traffic conditions is low.

Other traffic management issues raised by Council that can be conditioned are as follows;

- The internal circulation of the parking areas have to be designed in accordance with the requirements of AS 2890.1-2004 and AS 2890.6-2009
- A construction traffic management plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control shall be submitted to Council prior to the issue of construction certificate

The applicant is invited to contact Council's Senior Traffic Engineer – Phillip Saverimuttu on 9725 0261 to discuss the above matters further.

Development Planning

The key issue relating to development of the site that can be conditioned as follows;

- Prior to commencement of any works a landscape plan is to be submitted to Fairfield City Council for approval. The plans are to include additional landscape screening measures at the front the site comprising locally occurring indigenous species.

Environmental Management

The RTS states that there is no potential for leachate from the bulk landscape materials storage area. Council's experience is that this is not the case. Roofing and bunding for bulk storage is required.

No further proposals for preventing clay sized sediment entering the onsite stormwater system are given.

The RTS states that mobile machinery used in the bunded drill mud processing area will be washed down prior to moving to other areas of the site.

This is unlikely to be effective without a fully grated wash down area and strict adherence to cleaning and control work practices. The proposed Humeceptor stormwater treatment device is reported to remove particles > 10 microns. Clay particles are < 2 microns. Further details of a wash down area inside the drill mud processing area are required.

It is noted the RTS includes comments from Sydney Water which address issues raised by Council in previous correspondence.

Accordingly based on the above the following measures should apply to the development:

- Roofing and bunding for bulk storage is required
- All trafficable areas are to be stabilised via hardstand pavement in either concrete or asphalt. The proposal for a gravel road based is not acceptable to Council.
- Details of any proposals for preventing leachate from organic landscape materials storage areas from entering the onsite stormwater system. This point remains outstanding from previous comments.
- Further details of any proposals for preventing clay sized sediment from drill mud processing areas from entering the onsite stormwater system. Reference should be made to specific proposals to prevent tracking of sediment from this area by vehicles.

Please contact me if you would like to discuss any of the above further

regards

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