



3 February 2016

Our Reference: SYD08/00176/02
DP&E Ref: MP08_0016 MOD 2

Director
Industry Assessments
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Attention: Peter McManus

Dear Mr McManus

SECTION 75W MODIFICATION FOR WAREHOUSE AND DISTRIBUTION FACILITY AT 133A LENORE DRIVE, ERSKINE PARK

Reference is made to the Department of Planning and Environment's letter dated 8 January 2016, regarding the abovementioned Application referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007* and for concurrence in accordance with Section 138 of the *Roads Act, 1993*.

Roads and Maritime has reviewed the submitted application and would provide concurrence under Section 138 of the *Roads Act 1993* subject to the following conditions being included in any consent issued by the Department of Planning and Environment:

1. The design and construction of the combined car / truck driveway crossing at the western boundary of the site along Lenore Drive shall be in accordance with Roads and Maritime requirements and (Drawing No: ERSK-DA-002; Issue: 1; Dated: 16/12/15). Details of these requirements should be obtained from Roads and Maritime Services, Manager Developer Works, Statewide Delivery, Parramatta (telephone 8588 5947).

Detailed design plans of the proposed gutter crossing are to be submitted to Roads and Maritime for approval prior to the issue of a Construction Certificate and commencement of any road works.

A plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by Roads and Maritime.

2. Vehicular movements to the combined car / truck driveway crossing at the western boundary of the site along Lenore Drive must be restricted to left-in / left-out movements

only. This will require the proponent to physically close the existing gap in the median island along Lenore Drive fronting the site.

3. The proposed median island gap closure along Lenore Drive shall be designed to meet Roads and Maritime 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 Roads and Maritime for consideration and approval prior to the release of the Construction Certificate by the Principal Certifying Authority and commencement of road works.

The developer may be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the WAD will need to be executed prior to Roads and Maritime assessment of the detailed civil design plans.

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

4. The proponent should ensure that post development storm water discharge from the subject site into Roads and Maritime drainage system does not exceed the pre-development discharge.

Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

Details should be forwarded to:

The Sydney Asset Management
Roads and Maritime Services
PO Box 973
Parramatta CBD 2124.

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued. With regard to the Civil Works requirement please contact the Roads and Maritime Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

5. 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.

Roads and Maritime has the following comments for the Department of Planning and Environment's consideration in the determination of the application:

1. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2002 for heavy vehicle usage.
2. The swept path of the longest vehicle (servicing the site) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, the Department of Planning and Environment is to be satisfied that the proposed development complies with this requirement.

3. All 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 Lenore Drive.
4. All vehicles are to be wholly contained on site before being required to stop.
5. All vehicles are to enter and leave the site in a forward direction.
6. All works associated with the proposed development are to be at no cost to RMS.

Any further enquiries in relation to this matter can be directed to the Senior Land Use Planner – Andrew Popoff on telephone 8849 2180 or via email to: Andrew.Popoff@rms.nsw.gov.au

Yours sincerely,



Greg Flynn
**Manager, Strategic Land Use
Network & Safety, Sydney**