

Your Reference: MP 10_0140
Our Reference: RDC 10M1752 Vol 3 SYD10/00790
Contact: Dianne Rees
Telephone: 8849 2237

**SYDNEY
REGIONAL
DEVELOPMENT
ADVISORY
COMMITTEE**

The Manager - Industry
Mining and Industry Projects
GPO Box 39
SYDNEY NSW 2001

Attention: Haley Rich

**METCASH DISTRIBUTION CENTRE, BRABHAM DRIVE, BUNGARRIBEE INDUSTRIAL
ESTATE, (HUNTINGWOOD WEST)
MAJOR PROJECT – MP 10_0140**

Dear Sir/Madam

I refer to your letter of (Department Ref: MP10_0140), concerning the abovementioned Major Project which was referred to the Roads and Traffic Authority (RTA) for comment in accordance with Clause 104 of State Environmental Planning Policy (Infrastructure) 2007. I wish to advise that the Sydney Regional Development Advisory Committee (SRDAC) considered the traffic impact of this application at its meeting on 17 December 2010.

Below are the Committee's recommendations and RTA's comments on the subject application:

Should the Department approve the major project, the Committee and the RTA have provided the following requirement for incorporation in the major project determination:

1. Transport Infrastructure Contribution Deed

- (a) GHWT (Trust Company Limited as custodian of the GGAIF Huntingwood West Trust) shall pay the contributions due in respect of the GHWT Land (Lot 3 DP 1127100) (or deliver Works in Kind) to the RTA (or as it directs in writing) in accordance with the signed Transport Infrastructure Contribution Deed between the Roads and Traffic Authority, Trust Company Limited and the Minister Administering the Environmental Planning and Assessment Act, 1979, dated 13 September 2010.
- (b) GHWT (Trust Company Limited as custodian of the GGAIF Huntingwood West Trust) shall enter into a GHWT Works WAD for the GHWT Works in accordance with the signed Transport Infrastructure Contribution Deed between the Roads and Traffic Authority, Trust Company Limited and the Minister Administering the Environmental Planning and Assessment Act, 1979 dated 13 September 2010.
- (c) GHWT must give written notice to the RTA within 10 days of the lodgement of an Application for a Construction Certificate, where the issuing of that certificate would constitute a Development Event in accordance with the signed Transport Infrastructure Contribution Deed between the Roads and Traffic Authority, Trust Company Limited and the Minister Administering the Environmental Planning and Assessment Act, 1979 dated 13 September 2010.



- (d) Should GHWT direct that contributions are to be made and not Works in Kind, payment must be made to the RTA and directed to:

The Land Use and Planning Manager
PO Box 973
PARRAMATTA NSW 2124

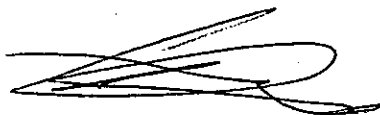
In addition to the above, the Committee and the RTA provide the following advisory comments to Council for its consideration in the determination of the development application:

1. To eliminate vehicle conflicts between bicycles, light and heavy vehicles at the entry/exit to the site, the Department should consider requesting the applicant to redesign the entry/exit to separate heavy and light vehicles. This could be achieved by providing separate driveways for the car parking area and the heavy vehicle access.
2. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council prior to the issue of a Construction Certificate.
3. 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 and AS 2890.2 – 2002 for heavy vehicle usage.
4. The swept path of the longest vehicle (including garbage trucks) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.
5. All vehicles are to enter and leave the site in a forward direction.
6. All vehicles are to be wholly contained on site before being required to stop.
7. All works/regulatory signposting associated with the proposed development are to be at no cost to the RTA.

In accordance with State Environmental Planning Policy Infrastructure, it is essential that a copy of the Department's Determination on the proposal (conditions of Consent if approved) is forwarded to the Committee at the same time it is sent to the developer.

Any inquiries in relation to this development application can be directed to Dianne Rees on telephone 8849 2237.

Yours faithfully



Chris Goudanas
Chairman, Sydney Regional Development Advisory Committee

29 November 2010