



20 February 2019

Our Reference: SYD12/00072/26 (A25740335)  
DP&E Reference: SSD 7628 MOD 1

Director  
Department of Planning and Environment  
Ports and Water Assessments  
GPO Box 39  
SYDNEY NSW 2001

Attention: **Dominic Crinnion**

Dear Sir/Madam,

**MODIFICATION TO CONDITION B13 – PROPOSED CHANGES TO THE TIMING FOR ROAD UPGRADE DESIGN APPROVAL AND COMPLETION OF ROAD UPGRADE WORKS – MOOREBANK PRECINCT EAST STAGE 2 – MOOREBANK AVENUE, MOOREBANK**

Reference is made to your correspondence dated 21 January 2019, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime has reviewed the submitted application and requests the following information prior to the determination of this application:

1. The applicant's construction and occupation timelines/schedules for all warehousing approved for the Moorebank Precinct East development. The applicant needs to confirm when occupation certificates for all warehousing up to 300,000sqm will be sought, particularly when it is proposed to apply for the first occupation certificate for warehousing in excess of 100,000sqm.
2. The proposed modification to Condition B13 would extend the timeframe for delivery of necessary road upgrade works to mitigate traffic impacts from the approved development on the surrounding network. Further information is requested regarding the traffic impacts on Moorebank Avenue, particularly the management of heavy vehicle movements in the absence of the new signalised intersection on Moorebank Avenue and road upgrade works.
3. The proposed Moorebank Avenue Realignment or Moorebank Avenue South Upgrade required pursuant to the draft Voluntary Planning Agreement for the proposed Moorebank Precinct West (Stage 2) development will undergo a separate planning approval process to the Moorebank Precinct East Stage 2 development. Therefore, the applicant is requested to clarify and justify why the road upgrades required by Condition B13 cannot or should not be completed prior to delivery of the proposed Moorebank Avenue Realignment or Moorebank Avenue South Upgrade.

**Roads and Maritime Services**

4. Roads and Maritime provided preliminary design comments in March and April 2018 for the M5 Interchange/ Moorebank Avenue, Newbridge Road/Moorebank Avenue, and Heathcote Road/Moorebank Avenue intersections. Further information is requested regarding timelines/schedules regarding the development and submission of the concept civil design.

Upon receipt of the above information, Roads and Maritime will assess the information and provide a response accordingly.

Any inquiries in relation to this Application can be directed to Malgy Coman on 8849 2413 or [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

Yours sincerely,



Rachel Cumming  
**Senior Manager Land Use Assessment**  
**North West Precinct**