



20 June 2019

Our Reference: SYD17/01620/03 (A27863883)
Council's Ref: SSD 8903

Director – Key Sites & Industry Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY, NSW 2001

Attention: Andy Nixey

Dear Sir/Madam,

**NOTICE OF EXHIBITION – STAGE – 1 DEVELOPMENT FOR IVANHOE ESTATE
2-4 LYONS PARK ROAD, MACQUARIE PARK**

Reference is made to Department's correspondence dated 22 May 2019 regarding the abovementioned development application which was referred to Roads and Maritime for review and comment. Since the proposal involves construction of a deceleration lane along Epping Road (Classified State Road) this Application triggers Roads and Maritime's concurrence in accordance with the *Roads Act 1993*.

Roads and Maritime has reviewed the submitted information and noted that there were no detail plans/ information regarding proposed deceleration lane. In addition, the proponent did not supply adequate information regarding Herring Road and Ivanhoe Place intersection.

Therefore, Roads and Maritime requires the following information in order to complete its assessment:

1. Concept civil engineering plans/design for proposed deceleration lane along Epping Road. The plans should include existing property boundary, width & length of the deceleration lane, grades/levels on the lane, long-section & cross section of the deceleration lane, location of existing and future kerb & gutter, utility adjustment required, street lighting, associated drainage/ stormwater discharge information and future property boundary.
2. The proponent should construct the deceleration lane within the property boundary. However, Roads and Maritime would allow the proponent to construct the deceleration lane within the existing road reserve along Epping Road subject to dedication of land within the property boundary for any future relocation of the deceleration lane when necessary. In this regard, the land should be dedicated to Roads and Maritime at no cost and shall be identified as a separate lot in any future sub-division plan for the site.

Roads and Maritime Services

3. The intersection of Herring Road and Ivanhoe Place is to be signalised. However, the timing of the signalisation of this intersection is not known at this stage. Hence, the applicant should demonstrate that the existing roundabout at this intersection can accommodate Stage 1 development traffic.

Based on the above, Roads and Maritime is not in a position to support this application in its current form. Roads and maritime will review this application further following receipt of the above required information.

Any inquiries in relation to this Application can be directed to Ahsanul Amin on 8849 2762, or e-mail at development.sydney@rms.nsw.gov.au.

Yours sincerely,



Pahee Rathan
Senior Land Use Assessment Coordinator
North West Precinct