



10 December 2015

Our Reference: SYD15/00894/03 (A11019020)
DP&E Ref: SSD 7235

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

Attention: Peter McManus

PROPOSED WAREHOUSE AND DISTRIBUTION CENTRE
2 - 12 HUME HIGHWAY, CHULLORA

Dear Sir/Madam,

Reference is made to the Department of Planning and Environment (DP&E) letter dated 6 November 2015, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime has reviewed the submitted documentation and notes that the proposed development is likely to result in a marginal increase in delays and queue lengths at the intersection of Hume Highway and Worth Street in the AM peak, and increased delay on the Muir Road approach to the intersection with Hume Highway in the PM peak. Notwithstanding this, Roads and Maritime raises no objection to the application. Roads and Maritime has the following comments for your consideration in the determination of the application:

1. All buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Hume Highway boundary.
2. Should the post-development stormwater discharge into the Roads and Maritime drainage system 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.

Roads and Maritime Services

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: 88492766

3. 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.
4. A Road Occupancy Licence should be obtained from Transport Management Centre for any works that may impact on traffic flows on Hume Highway during construction activities.
5. All demolition and 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 Hume Highway.
6. All works/regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime.

Any inquiries in relation to this application can be directed to Zhaleh Alamouti on 8849 2331 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink, appearing to read 'R. Nicholson', followed by a horizontal line.

Rachel Nicholson
A/Senior Land Use Planner
Network and Safety Section