



20 April 2016

Our Reference: SYD15/01051/02 (A12585290)
DP&E Ref: SSD 7155

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

Attention: Deana Burn

**PROPOSED WAREHOUSE AND DISTRIBUTION CENTRE
YARRUNGA STREET, PRESTONS**

Dear Sir/Madam,

Reference is made to the Department of Planning and Environment (DP&E) email dated 8 March 2016, 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 upgrade works have been proposed as part of the application on the south western boundary of the signalised intersection of Bernera Road/Yarrunga Road to facilitate the left turn movement of B-double trucks to access the site. It is advised that the proposed works on this signalised intersection requires consent from Roads and Maritime under Section 87(4) of the Roads Act, 1993.

Notwithstanding the above, Roads and Maritime has reviewed information provided and requests that the following amendments to be incorporated and reflected in the concept design plans of the signalised intersection of Bernera Road/Yarrunga Road and submitted to Roads and Maritime for review and approval prior to the determination of the application:

1. It is advised that a 26m B-double truck should be used as a design vehicle for the extent of works required on the intersection. The swept path plan should be modified showing turning path of a 26m B-double on the south western corner of the intersection to cater for the left turn movement of articulated vehicles accessing the site.
2. A large number of 19m semi-trailers access the Aldi warehouse located east of the site via Yato Road. In this regard, swept path plans should be provided and submitted for review showing that the signals will operate as a double diamond using a 26m B-double and 19m semi-trailer as design vehicles.

Roads and Maritime Services

3. There are two existing kerb pits that will be affected by the new works and are proposed to be converted to buried junction pits with lids. Calculations are required showing that the width of flow for the two pedestrian crossing on the south western corner of the intersection do not exceed 0.5m for a 1 in 10 year storm.
4. Roads and Maritime does not support the proposed combined pedestrian crossing at the intersection. The Pedestrian crossing should be separated and plans should be modified reflecting this requirement.
5. Roads and Maritime requests installing physical medians in the side streets at the intersection to restrict turning trucks crossing over the centre line onto the side street detectors which result in changing the signals for the phases.
6. The Traffic Control Signal (TCS) plans and proposed works shall be designed and constructed to Roads and Maritime requirements, AUSTRROADS and Australian standards and endorsed by a suitably qualified practitioner. The certified copies of the civil design plans shall be submitted to Roads and Maritime for review and approval prior to the release of Construction Certificate by the Principal Certifying Authority and commencement of road works.
7. 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.

8. 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.
9. All works/regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime.

Roads and Maritime advises that further comments on the design plans will be provided upon receipt of the amended plans. 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



Pahee Rathan
Senior Land Use Planner
Network and Safety Section