

2 March 2015

Our Ref: SYD13/01444/02  
Your Ref: SSD 6324

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

Attention: Kate MacDonald

Dear Sir/Madam,

**PROPOSED SUBDIVISION OF BRINGELLY ROAD BUSINESS HUB  
BRINGELLY ROAD, LEPPINGTON**

Reference is made to the Department's correspondence regarding the abovementioned development application which was referred to Roads and Maritime Services for comment.

Roads and Maritime has reviewed the submitted information and provides the following comments to the Department for its consideration in the determination of the subdivision application:

1. The proposal seeks to modify the Roads and Maritime's approved signalised access to the site. Roads and Maritime provides in principle approval for the proposed additional right turn lane on Bringelly Road and the proposed left turn slip lanes, subject to the design and construction of the modifications are at no cost to Roads and Maritime.

The applicant shall enter into agreement with Roads and Maritime for the design and construction of the modified intersection on Bringelly Road prior to the release of the subdivision certificate.

2. The subdivision should allow for future access from internal Road 1 to Lot 9 DP 29104, which is not part of this subdivision application. Roads and Maritime will not support any future customer access from Cowpasture Road to this lot.
3. In order to separate delivery vehicles from customer vehicles, the proposed 'truck lane' should be extended along the back of Lots 6 and 8 and should be connected to Cowpasture Road. The Cowpasture Road connection shall be restricted to left-in and left-out movements only. A deceleration lane shall be constructed at this location to maintain road safety and traffic efficiency along Cowpasture Road.

The proposed deceleration lane along Cowpasture Road shall be designed to meet Roads and Maritime's requirements, and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with AUSTROADS and other Australian Codes of Practice. The certified copies of the civil design plans shall be submitted to Roads and Maritime for consideration and approval prior to the release of the subdivision certificate and commencement of road works.

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's assessment of the detailed civil design plans.

4. It is noted that only one access is proposed for the whole subdivision. It is recommended that a separate access from Stuart Road for emergency vehicles is provided.

Any inquiries in relation to this matter can be directed to Pahee Rathan on 8849 2219.

Yours faithfully

A handwritten signature in black ink, appearing to read 'G. Trotter', with a stylized flourish at the end.

Gordon Trotter  
**Manager Land Use Assessment  
Network & Safety**