

11 August 2015

Our Reference: SYD13/01444/03 (A9876085)
DP&I Ref: SSD 6324

Director
Industry and Infrastructure Projects
Department of Planning & Environment
GPO Box 39 SYDNEY NSW 2001

Attention: Kate Masters

Dear Sir/Madam

**RESPONSE TO SUBMISSIONS FOR BRINGELLY ROAD BUSINESS HUB
BRINGELLY ROAD, LEPPINGTON**

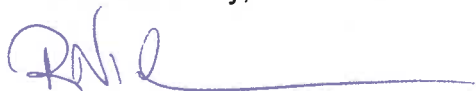
Reference is made to your email dated 16 July 2015 regarding the abovementioned Response to Submissions which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime has reviewed the submitted documentation and provides the following comments to the Department for its consideration:

1. Roads and Maritime notes that most of the key issues raised in its previous letter dated 2 March 2015 (copied attached) have been addressed satisfactorily. Roads and Maritime's previous comments numbers 1, 2 and 4 remain applicable.
2. Roads and Maritime now understands that Lot 9 DP 29104 is in separate ownership and does not form part of the proposed subdivision. Given this, Road and Maritime maintains that the proposed truck lane should be extended along the rear of Lots 6 and 8 to provide separate delivery vehicle access, however, Roads and Maritime does not require this to extend across Lot 9 to connect to Cowpasture Road.
3. It is understood that future access to Lot 9 DP 29104 will be obtained via the proposed internal road. In this regard, the proposed future extension of the internal Road to facilitate future access to Lot 9 should be legally certified on the titles of the burdened lot/s (proposed Lot 9) via a "Right of Way" prior to a subdivision certificate being issued by way of a Section 88B Instrument under the Conveyancing Act, 1919 to secure this future access.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Hans Pilly Mootanah on telephone 8849 2076 or by email at Development.sydney@rms.nsw.gov.au

Yours sincerely,



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