

26 February 2018

Our Reference: SYD17/00935 (A21143355)
DP&E Ref: SSD 8606

The Secretary
Department of Planning & Environment
Industry Assessments
GPO Box 39
Sydney NSW 2001

Attention: **Thomas Piovesan**

Dear Ms McNally,

Marsden Park Warehousing and Light Industrial Estate (SSD 8606) - Lot 23 and Lot 24 DP 262886 Hollingsworth Road, Marsden Park

Reference is made to DP&E's correspondence dated 16 January 2018 with regard to the abovementioned Development Application, which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime has reviewed the submitted documentation and the following issues are to be addressed prior to the determination of the application.

1. The traffic report refers to a roundabout at the intersection of Hollingsworth Road and Daniel Street link Road. Roads and Maritime considers the provision of a roundabout is critical at this intersection to assist in the turning movements of buses and to provide access to the existing caravan park. The intersection treatment proposed will not allow access from the future bus link as the right turn bay into the caravan park would restrict turning movements. The roundabout should be constructed as part of this development to facilitate access to the caravan park without restricting access for the bus link road into the future. The applicant should design a roundabout that can accommodate heavy vehicle movements and bus movements. The design of this roundabout should be in accordance with Austroad Road Design Guide Part 4B - Roundabouts
2. It is unclear as to the width of the bus link road as there are no dimensions shown on the plan or any dimensioned cross section to ensure this carriageway is bus capable. These dimensions should be provided and the application referred to Transport for NSW and to Roads and Maritime for comment on the suitability of the road width to accommodate predicted buses.
3. The applicant should investigate what impact this development will have on the intersection of Richmond/Hollingsworth/Townson as the traffic report indicates all traffic to and from the site will be via this intersection. Richmond Road will ultimately be upgraded to six lanes however no timeframe has been determined for these works. The applicant needs to

demonstrate that this development can be accommodated within the capacity of the existing intersection given the development in this area is denser than originally planned.

4. The proposed heavy vehicle access to Building Three should be restricted to left in only. It is recommended that the splitter island (for the above discussed roundabout) be extended to restrict access. The raised median is to extend 10 metres west of driveway.
5. The proposed roundabout will need to be presented to the Blacktown City Council Local Traffic Committee (LTC) meeting prior to the determination of the application.

The applicant is advised that the above information is required to allow Roads and Maritime to complete the assessment of this Application. Roads and Maritime may also request further information once the assessment is carried out.

Any inquiries in relation to this Application can be directed to Amanda Broderick on 8849 2391 or development.sydney@rms.nsw.gov.au.

Yours sincerely



Rachel Cumming
Senior Land Use Assessment Coordinator
North West Precinct