

15 September 2015

Our Ref: SYD15/00301 (A10083768)
Your Ref: SSD 6954

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

Attention: Thomas Piovesan

**ENVIRONMENTAL IMPACT STATEMENTS (EIS) FOR IKEA MULTI-FUNCTION LOGISTIC
MARSDEN PARK, BLACKTOWN LGA (SSD 6954)**

Dear Sir/Madam,

Reference is made to Department's letter dated 31 July 2015, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

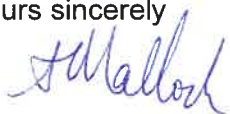
In the draft Environmental Impact Statement (EIS) (May 2015) provided in the adequacy review, heavy vehicle traffic was to reach Richmond Road via South Street, while staff were to travel via Townson Road. This has changed in the July 2015 EIS, so that staff and heavy vehicles will not travel through Richmond Road/South Street but will instead travel through Richmond Road/Townson Road. This point was reiterated in Section 4.2 of the Traffic Impact Assessment (TIA) and Section 6.3 of the July 2015 EIS. The egress arrangements from the development appear to be inconsistent with the civil engineering drawings (drawing number 80215051-01-1321, revision 7 in Appendix 6 p. 12), which permits a right hand turn out of the site onto Road 5 towards Richmond Road/South Street.

Roads and Maritime has reviewed the submitted application and raise no objection to the development proposal subject to the civil drawings being amended to reflect the updated access arrangements of all vehicles accessing the site from Richmond Road/Townson Road intersection.

Roads and Maritime wishes to advise the treatment and arrangement of the intersection of Road No 5 and South Street is yet to be determined.

Any inquiries can be directed to Jana Jegathesan by telephone on 8849 2313 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely



Angela Malloch
Senior Land Use Planner
Network and Safety Management