



18 February 2016

Our Reference: SYD14/00220/04 (A11714032)
Department Ref: SSD 6407

Team leader
Metropolitan projects
Department of Planning & Environment
GPO Box 39 SYDNEY NSW 2001

Attention: Brendon Roberts

Dear Sir/Madam,

STAGED COMMERCIAL PRECINCT
185-195 FIFTEENTH AVENUE, WEST HOXTON

Reference is made to the department's letter dated 27 October 2015, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime has since received additional information from the developer on 28 January 2016 and held a meeting with the developer on 17 February 2016. Roads and Maritime has reviewed the submitted documentation and considered the items raised at the meeting and provides the following comments for the Department's consideration:

1. Fifteenth Avenue was identified in the South West Priority Growth Area (SWPGA) Road Network Strategy as a future Transit Boulevard (2011 South West Growth Centre Road Hierarchy) from Cowpasture Road to The Northern Road/Western Sydney Airport. Fifteenth Avenue was identified as a major east-west transport corridor in the South West Growth Centre Structure Road Hierarchy (2011).
2. As a Transit Boulevard, the road will be required to function to allow fast and efficient public transport access. The Sydney Bus Futures document identifies Fifteenth Avenue as an important Bus Rapid Transport Link between West Hoxton and Leppington.
3. Roads and Maritime is currently investigating the proposed widening of Fifteenth Avenue.

In light of the above, Roads and Maritime makes the following requests for the Department's consideration in the determination of the subject development application:

1. Access to the site from Fifteenth Avenue should be limited to that at the proposed roundabout and the deceleration lane to the service station. (The deceleration lane access into the Service Station is restricted as ingress only)
2. The planned bus stop provision will be required and designed to the appropriate standard. However, this will be removed at a later date once the road is upgraded. It is recommended

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that the bus stop be located prior to the commencement of the service station deceleration lane and should be separated by chevron line marking.

3. The proponent should be advised that the planned roundabout is likely to be replaced by traffic signals when the road is upgraded.
4. A corridor of up to 43.2m would be required for the Transit Boulevard upgrade. This allows for the planned road corridor plus dedicated turning lanes into and out of the development when the intersection is signalised. The proposed development should be setback sufficiently to ensure any future buildings and substantial structures are erected clear of any land required for future road widening. Roads and Maritime would recommend a meeting with the Department of Planning & Environment and the developer to discuss the affectation in more detail.
5. When Fifteenth Avenue is widened, the fast food exit needs to be closed off and relocated further away from the intersection.

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,



Pahee Rathan
Senior Land Use Planner
Network and Safety Section