

Your Reference: 08_0016 Mod 1
Our Reference: SYD13/00012
Contact: Dianne Rees
Telephone: 8849 2237



Transport
Roads & Maritime
Services



The Director
Major Development Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Brendan Liew

**SECTION 75W MODIFICATION
PRINTING, WAREHOUSE AND DISTRIBUTION PROJECT
AT 133-145 LENORE DRIVE, ERSKINE PARK
MP08_0016 MOD1**

Dear Sir/Madam

I refer to your letter dated 14 December 2012 (Department Ref: Modification Application – 08_0016 Mod 1) concerning the abovementioned modification which was referred to Roads and Maritime Services (RMS) for comment in accordance with Section 75W of the *Environmental Planning and Assessment Act, 1979*.

RMS has reviewed the proposed modification of the printing, warehouse and distribution facilities and has no objections to the proposed modifications.

The modifications are:

- Deletion of the printing use and retention of the approved warehouse and distribution facilities
- The approved Warehouses 2 & 3 building will be a single warehouse with an increase in setback from the northern boundary and an increase in height by approximately 1 metre
- Warehouse 1 which fronts onto Lenore Drive remains unchanged
- Addition of a dangerous goods store to the north eastern corner of Warehouse 2 to house automotive care products for retail purposes.

RMS provides the following conditions for inclusion into the determination of the modification:

1. All works/regulatory signposting associated with the proposed development are to be at no cost to RMS.

Reason: To comply with RMS requirements.

2. The design and construction of the gutter crossing on Lenore Drive shall be in accordance with RMS's requirements. Details of these requirements should be obtained from RMS's Project Services Manager, Traffic Projects Section, Parramatta (telephone 8849 2496).

Roads and Maritime Services

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Detailed design plans of the proposed gutter crossing are to be submitted to RMS for approval prior to the commencement of any road works.

A plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by RMS.

The developer may be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the Works Authorisation Deed (WAD) will need to be executed prior to the RMS's assessment of the detailed civil design plans.

Reason: To comply with RMS requirements.

3. A Road Occupancy Licence should be obtained from the Transport Management Centre (TMC) for any works that may impact on traffic flows on Lenore Drive during construction activities.

Reason: To comply with Transport Management Centre requirements.

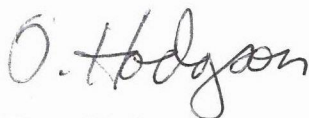
4. If not already in place, full time 'No Stopping' restrictions are to be implemented along the full Lenore Drive frontage of the development site. This restriction should be implemented prior to the commencement of any demolition works relating to the proposed development. Prior to the installation of the parking restrictions the applicant is to contact RMS's Traffic Engineering Services on phone: (02) 8849 2294 for a Works Instruction.

Reason: To comply with RMS requirements.

The above requirements are in addition to previous requirements contained in RMS's advice dated 12 March 2010.

Any inquiries can be directed to Dianne Rees by telephone on 8849 2237, or facsimile 8849 2918.

Yours sincerely



Owen Hodgson
Chairman, Sydney Regional Development Advisory Committee

23 January 2013