



13 November 2019

RMS Reference: SYD12/00236/20 and SYD17/01618/04 (A29896891)  
DPIE Reference: SSD 5175 MOD 5 and SSD8858

Team Leader  
NSW Department of Planning and Environment  
Industry and Key Sites  
GPO Box 39  
Sydney NSW 2001

Attention: **Emily Dickson**

Dear Sir/Madam

**MODIFICATION TO THE EASTERN CREEK BUSINESS HUB LOT 1 BUILDING ENVELOPE CHANGES (SSD 5175 MOD 5 AND SSD8858) - ROOTY HILL ROAD SOUTH, ROOTY HILL**

Reference is made to the Department of Planning, Industry and Environment correspondence dated 17 October 2019 regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Schedule 3 of State *Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime has the following comments in relation to the proposed development:

1. All buildings, structures (other than pedestrian footpath) and signage, together with any improvements integral to the future use of the site are wholly within the current freehold property (unlimited in height or depth), along the Rooty Hill Road South boundary.
2. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works. Documents should be submitted to [Development.Sydney@rms.nsw.gov.au](mailto:Development.Sydney@rms.nsw.gov.au)

A plan checking fee will be payable and a performance bond may be required before Roads and Maritime approval is issued.

3. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate.

4. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Rooty Hill Road South during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>
5. All construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Rooty Hill Road South boundary.
6. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004, AS2890.6-2009 and AS 2890.2 – 2002 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.
7. The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS.
8. The proposed development will generate additional pedestrian movements in the area. Pedestrian safety is to be considered in the vicinity.

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

Yours sincerely,



Laura Van Putten  
**A/ Senior Land Use Planner**  
**North West Precinct**