

Your Reference: SSD12_5705
Our Reference: SYD12/01452
Contact: Dianne Rees
Telephone: 8849 2237



Transport
Roads & Maritime
Services

The Director – Metropolitan and Regional Projects North
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Sarah Waterworth

**TOLL IPEC FREIGHT TRANSPORT WAREHOUSE AND DISTRIBUTION CENTRE,
BUNGARRIBEE INDUSTRIAL ESTATE, EASTERN CREEK
SSD12_5705**

Dear Sir/Madam

I refer to your letter of 10 December 2012 (Department Ref: SSD12_5705), concerning the abovementioned Development Application which was referred to Roads and Maritime Services (RMS) for comment in accordance with Clause 104 of State Environmental Planning Policy (Infrastructure) 2007. This letter is an update to RMS's previous response (incorrectly) dated 19 January 2012 following a meeting of the Sydney Regional Development Advisory Committee (SRDAC) on 19 December 2012. The correct date of the response should have been 19 December 2012.

Following discussions between RMS and Goodman today, RMS is satisfied that points No. 1 and 2 of its previous response have been satisfied. The design and plans of the intersection will be amended to provide a dual right turn from the Great Western Highway into Bungarribee Estate on the approach to the intersection.

RMS provides the following requirements to the Department for inclusion into the determination of the application:

1. The design and construction of the right turn bays 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).

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 RMS's assessment of the detailed civil design plans.

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

Roads and Maritime Services

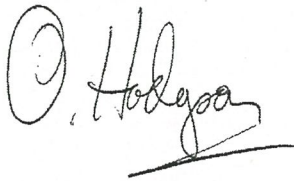
In addition to the above, RMS provides the following advisory comments to the Department for its consideration in the determination of the application:

1. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Blacktown Council and RMS prior to the issue of the Construction Certificate.
2. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
3. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004 and AS 2890.2 – 2002 for heavy vehicle usage.
4. The swept path of the longest vehicle (including garbage trucks) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to the Department for approval, which shows that the proposed development complies with this requirement.

In accordance with State Environmental Planning Policy Infrastructure, it is essential that a copy of the Department's Determination on the proposal (Conditions of Consent if approved) is forwarded to the RMS at the same time it is sent to the developer.

Any inquiries in relation to this development application can be directed to Dianne Rees on telephone 8849 2237.

Yours faithfully

A handwritten signature in black ink, appearing to read 'O. Hodgson', with a horizontal line drawn underneath.

Owen Hodgson
Senior Land Use Planner, Transport Planning

7 February 2013