



10 June 2016

RMS Reference: SYD14/01251/09 (A13302279)
DP&E Ref: SSD 6801 – MOD_1

Director
Department of Planning and Environment
GPO Box 39
SYDNEY, NSW 2001

Attention: Fiona Gibson

Dear Sir/Madam,

**SECTION 96 MODIFICATION FOR PROPOSED QUARRYWEST WAREHOUSE AND
DISTRIBUTION PROJECT WITHIN GREYSTANES SOUTHERN EMPLOYMENT LANDS**

Reference is made to Department's further correspondence dated 26 May 2016, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) in accordance with Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime has reviewed the modification and raise no objection to the proposed modification.

A strip of land has previously been dedicated as Public Road by private subdivision, along the Reconciliation Drive (Prospect Highway) frontage of the subject property, as shown by yellow colour on the attached Aerial – "X". All buildings and structures together with any improvements integral to the future use of the site are wholly within the freehold property (unlimited in height or depth), along the Prospect Highway boundary.

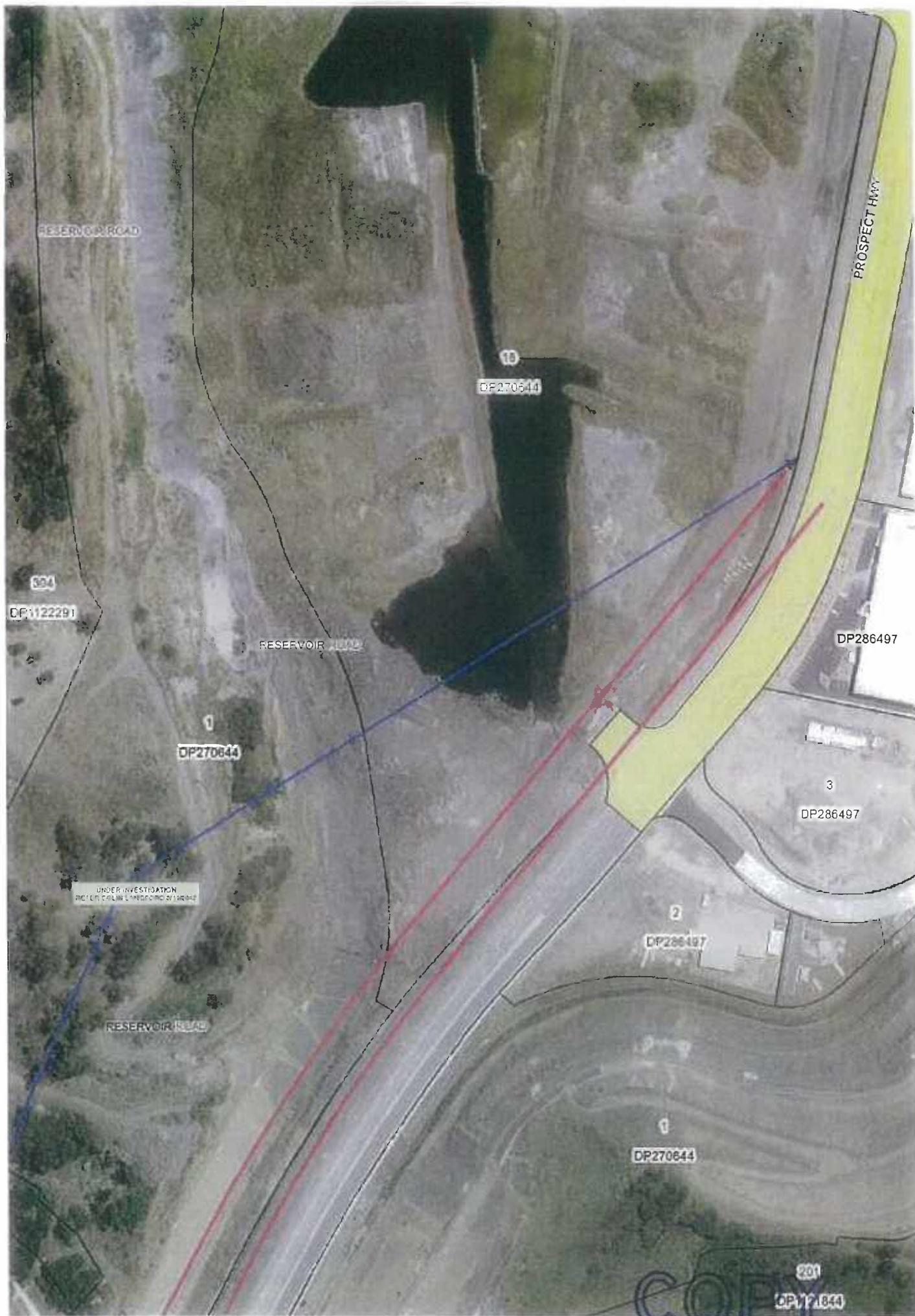
The comments provided in the previous Roads and Maritime's letter dated 20 January 2016 (attached) remains applicable to this modification.

Any inquiries in relation to this development application can be directed to Ahsanul Amin on 8849 2762 or development.sydney@rms.nsw.gov.au.

Yours sincerely

Gordon Trotter
**Manager Land Use Assessment
Network and Safety Section**

Roads and Maritime Services



RESERVOIR ROAD

PROSPECT HWY

13

DP270644

304

DP1122291

RESERVOIR ROAD

1

DP270644

UNDER INVESTIGATION
POTENTIAL LINDSEY ROAD

RESERVOIR ROAD

DP286497

3

DP286497

2

DP286497

1

DP270644

201

DP121844

COPY

304
DP1122291

1
DP270644

24
DP270644

31
DP270644

16
DP270644

18
DP270644

PROSPECT INTERSECT NOT ADOPTED
ROAD BOUNDARY AS PER
RECONSTRUCTION BY 14/02/2015

17
DP270644

31
DP270644

GREYSTANES ROAD
PEMULWUY

28
DP270644

30
DP270644

PROSPECT HWY

BASALT RD



20 January 2016

Roads and Maritime Reference: SYD14/01251/06 (A11321211)
DOP&E Ref: SSD6801

Director
Transport & Urban Planning Pty Ltd
PO Box 533
Sutherland NSW 1499

Dear Mr Lawrence,

**QUARRYWEST ESTATE – REVIEW OF DESIGN REQUIREMENTS FOR PROPOSED TRAFFIC
SIGNAL CONTROLLED INTERSECTION AT RECONCILIATION ROAD/DOLERITE
CLOSE/TURNBULL CLOSE, PEMULWUY**

Reference is made to your email dated 4 December 2015, regarding the additional information submitted for abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime has reviewed the submitted documentation and would reiterate the comment provided in the previous letter dated 27 July 2015. The proposed 100m right turn bay from Reconciliation Drive to Dolerite close shall be amended to two right turn bays of 50 metres in length. Condition C3 and C4 from the approved Development Consent Condition (dated 20 October 2015) shall be met for the proposed development.

Alternatively, vehicular access to the subject site could be gained via the signalised intersection of Reconciliation Road/Basalt Road and left in left out at Reconciliation Road/Dolerite Close. The existing transverse linemarking and pavement arrows at the intersection of Reconciliation Road and Dolerite Close shall be removed and central median on Reconciliation Road shall be constructed, in order to restrict the site access from Dolerite Close onto Reconciliation Road to be left in/left out only. Updated SIDRA modelling and design plan for the intersection of Reconciliation Road/Basalt Road shall be submitted to Roads and Maritime for review and approval.

Should you require any further clarification in relation to this matter, please contact the undersigned on 8849 2012 or via email at development.sydney@rms.nsw.gov.au.

Yours sincerely,

Owen Hodgson
Manager Land Use
Network and Safety Section

Roads and Maritime Services



27 July 2015

Roads and Maritime Reference: SYD14/01251/03(A9305445)
DOP&E Ref: SSD6801

The General Manager
Industry Assessments
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Attention: Jane Flanagan

Dear Sir/Madam,

**QUARRYWEST PROJECT, DEXUS ESTATE, WAREHOUSE AND DISTRIBUTION CENTRE,
PEMULWUY (SSD5300) – REFERRAL OF APPLICANT'S RESPONSE TO SUBMISSIONS**

Reference is made to DOP&E email dated 9 July 2015, regarding the applicant's Response to Submission (RTS) for the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime has reviewed the submitted documentation and raise no objection to the Application. Roads and Maritime has the following comments for Department's consideration in the determination of the application:

1. Roads and Maritime grants 'in-principle' approval to the proposed traffic signals at the intersection of Reconciliation Drive/Dolerite Close/Turnbull Close and 4th leg at the intersection of Reconciliation Drive/Bellevue Circuit.
2. Roads and Maritime advise the applicant to investigate the construction of two right bays of 50 metres in length instead of the proposed 100m right turn bay, from Reconciliation Drive to Dolerite Close. The proposed 100m right turn bay is considered inefficient to accommodate future traffic, as it is difficult to discharge a full right turn bay of that length in one phase due to slower moving heavy vehicles.
3. The abovementioned proposed traffic signals shall be designed to meet Roads and Maritime requirements. The Traffic Control Signal (TCS) plans shall be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner.

The submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant Roads and Maritime supplements (available on www.rms.nsw.gov.au). The certified copies of the civil design plans shall be submitted to Roads and Maritime for consideration and approval prior to the release of a construction certificate by the Principle Certifying Authority or Council and commencement of road works.

Roads and Maritime fees for administration, plan checking, civil works inspections and project

management shall be paid by the developer prior to the commencement of works.

The developer will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the WAD will need to be executed prior to Roads and Maritime assessment of the detailed civil design plans, a copy of the WADPack is available on www.rms.nsw.gov.au

4. As the intersections of Reconciliation Drive/Dolerite Close/Turnbull Close and 4th leg at the intersection of Reconciliation Drive/Bellevue Circuit are sought to be signalised prior to warrants supporting the installation of traffic control signals being met at these two intersection, all works associates with the proposed signalisation of the intersections shall be at no cost to Roads and Maritime.
5. 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.
6. 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.

Should you require any further clarification in relation to this matter, please contact the undersigned on 8849 2012 or via email at development.sydney@rms.nsw.gov.au.

Yours sincerely,



Owen Hodgson
**Manager Land Use
Network and Safety Section**