



19 September 2017

Our Reference: SYD17/01037 (A19015356)
Council Ref: DA17/0564

The General Manager
Penrith City Council
PO Box 60
PENRITH NSW 2751

Attention: Mahbub Alam

Dear Mr Stoneham,

**PROPOSED TYRE RECOVERY FACILITY – STAGE 2
39-45 VALLANCE STREET, ST MARYS**

Reference is made to Council's email dated 3 August 2017, 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 reviewed the submitted documentation and provides the following comments for Council's consideration in the determination of the application:

1. The proposed driveways and 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 usage. Please note that the northern driveway may need to be widened to cater for two-way simultaneous entry/exit of heavy vehicles.
2. The swept path of the longest vehicle 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 Council for approval which shows that the proposed development complies with this requirement.
3. All vehicles are to enter and exit the site in a forward direction. Provision for vehicles to turn around must be provided within the property boundary.
4. Car parking should be provided to Council's satisfaction.
5. All works/regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime.

Roads and Maritime Services

Furthermore, the proponent should be advised that the subject property is located within a possible future area of investigation north of the Great Western Highway for Werrington Arterial Stage 2 proposal. The proposal provides a potential link between the current Werrington Arterial Stage 1 and the defined Castlereagh Freeway corridor to the north. The subject site may be within the preferred corridor and therefore affected by this proposal. This proposal would be subject to future investigations which, at that time, would include appropriate community consultation.

Any inquiries in relation to this application can be directed to Zhaleh Alamouti on 8849 2331 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely

A handwritten signature in cursive script that reads "RCumming".

Rachel Cumming
Senior Land Use Assessment Coordinator
Network Sydney West Precinct