

11 January 2019

Our Reference: SYD18/00156/05 (A25414920)
Council Reference: SPP-17-00041

The General Manager
Blacktown City Council
PO Box 63
Blacktown NSW 2148

Attention: Holly Palmer

Dear Mr Robinson,

**CONSTRUCTION OF A RETAIL, COMMERCIAL AND CHILDCARE DEVELOPMENT
227 RAILWAY TERRACE, SCHOFIELDS – LAND AND ENVIRONMENT COURT CASE
NO.2018/00197119**

Reference is made to your original correspondence dated 15 January 2018 and the additional information submission provided by the applicant's traffic consultant on the 6 November 2018 with regard to the abovementioned proposal and subsequent letter from Council's solicitors dated 8 January 2019, which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007* and Section 87 of the *Roads Act, 1993*. Section 87 is triggered due to the proposal for the installation of new traffic control signals.

Roads and Maritime recommends that the following deferred commencement conditions are placed on the conditions of consent:

- The applicant is to submit the proposed Traffic Control Signal (TCS) plan and civil design plan for the intersection of Railway Terrace and Jacqui Avenue for the review and in principle approval. A supporting Traffic Modelling Report is also to be submitted with the Traffic Control Signal (TCS) plans.

Please note that approval for the installation of a signalised intersection under Section 87 of the *Roads Act, 1993* has not been granted at this stage. Roads and Maritime would provide the following draft conditions of consent if the deferred commencement condition is included and actioned:

1. The proposed traffic control light at the intersection of Railway Terrace and Jacqui Avenue 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 signal design and civil design plans shall

Roads and Maritime Services

be submitted to Roads and Maritime for consideration and approval prior to the release of a Construction Certificate and commencement of road works. Documents should be submitted to Development.Sydney@rms.nsw.gov.au

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.

The TCS should be in operation prior to the issue of the Occupation Certificate.

In addition to the above, Roads and Maritime provides the following advisory comments to Council for consideration in its determination of the development application:

2. 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 and AS2890.6-2009. Parking Restrictions may be required to maintain the required sight distances at the driveway.
3. 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.
4. All vehicles are to enter and leave the site in a forward direction.
5. All vehicles are to be wholly contained on site before being required to stop.
6. The proposed development will generate additional pedestrian movements in the area. Pedestrian safety is to be considered in the vicinity.

Regarding the Land & Environment Court Proceedings No.2018/00197119 Roads and Maritime has no further comments in relation the development other than the comments provided above.

If you have any further inquiries in relation to this development application please contact Amanda Broderick on 8849 2391 or e: development.sydney@rms.nsw.gov.au.

Yours sincerely



Pahee Rathana

**A/ Senior Manager Land Use Assessment
North West Precinct**

Letter forwarded to:

Marsden Law Group

Attention: Peta Hudson

Via email: phudson@marsdens.net.au