

8 August 2016

Our Reference: SYD12/00165/05 (A14023909)  
DP&E Ref: MP09\_0216 MOD 2

Team Leader  
Key Sites Assessments  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Brendon Roberts

**SECTION 75W MODIFICATION APPLICATION TO THE CONCEPT PLAN FOR A MIXED-USE  
DEVELOPMENT – SHEPHERDS BAY, MEADOEBANK**

Dear Sir/Madam,

Reference is made to the Department of Planning and Environment (DP&E) letter dated 7 July 2016, regarding the abovementioned modification application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime has reviewed the submitted documentation and provides the following comments for your consideration in the determination of the application:

1. Roads and Maritime provides “in-principle” approval to the proposed access on Church Street for service vehicle access only.

The proposed access shall be designed to Roads and Maritime requirements, AUSTROADS and Australian standards and endorsed by a suitably qualified practitioner. The certified copies of the civil design plans shall be submitted to Roads and Maritime for review and approval prior to the release of Construction Certificate by the Principal Certifying Authority and commencement of road works.

The developer may 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.

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.

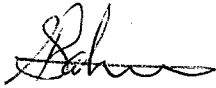
2. Roads and Maritime requests that the intersection of Bowden Street/Constitution Road to be signalised prior to the release of an Occupancy Certificate for Stage 3 of the development.

**Roads and Maritime Services**

Roads and Maritime had previously required that the necessary warrants be met before the signals are implemented however given the traffic flows, pedestrian flows and safety concerns, Roads and Maritime requires to ensure the timely implementation of the signals at this site.

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](mailto:development.sydney@rms.nsw.gov.au)

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pahee Rathan', with a stylized, flowing script.

Pahee Rathan  
**Senior Land Use Planner**  
**Network and Safety Section**