

Our Reference: SYD12/01432
Your Reference: Pre-DA
Contact: Hans Pilly Mootanah
Telephone: 8849 2076

The Director
Beatty Legal
PO Box H 327
Australia Square NSW 1215

Attention: Andrew Beatty

**DRUMMOYNE 'THE LAND'
162-166 VICTORIA ROAD, DRUMMOYNE**

Dear Sir/Madam,

I refer to your letter dated 28 November 2012 (Your reference 36375/JCS) with regard to the abovementioned development proposal, which was referred to the Roads and Maritime Services (RMS) for concurrence under Section 138 of the Roads Act 1993.

RMS has reviewed the development application and would not grant its concurrence to the proposed vehicular crossing from Victoria Road under section 138(2) of the Road Act 1993 for the reasons described below;

1. Access to the site shall be maintained from Renwick Street. Table 4.6 "Environmental capacity performance standards on residential streets" of the RMS Guide to Traffic Generating Developments outlines the maximum peak hour volume criteria. In this regard it is unlikely that the development will result in traffic generation exceeding 300 vehicles per hour.
2. Furthermore current practice is to limit the number of vehicular conflict points along the arterial road network to maintain network efficiency and Road safety. This current practice is reflected in Section 6.2.1 of the RMS's current publication of the Guide to Traffic Generating Developments, which states 'access across the boundary with a major Road is to be avoided wherever possible'. Therefore RMS cannot grant concurrence to access off Victoria Road.

Any further inquiries in relation to this matter should be forwarded to the nominated Assistant Planning & Assessment Officer nominated at the top of this letter.

Yours sincerely,



Chris Goudanas
Land Use Planning & Assessment Manager
Transport Planning, Sydney Region
22 February 2013

Roads and Maritime Services