
Colston Budd Rogers & Kafes Pty Ltd

as Trustee for C & B Unit Trust
ABN 27 623 918 759

Our Ref: TR/10911/jj

Transport Planning
Traffic Studies
Parking Studies

7 June, 2018

Catholic Health Care
Suite 1, Level 5
15 Talavera Road
MACQUARIE PARK HILLS NSW 2113

Attention: Adam Fahey
Email: afahey@chcs.com.au

Dear Sir,

RE: PROPOSED RESIDENTIAL AGED CARE FACILITY (RACF) CASULA
RESPONSE TO RSA

1. As requested, we have reviewed the Road Safety Audit (RSA) prepared by McLaren Traffic Engineering (MTE) with regards to the proposed access to the above development from Marsh Parade. The RSA has identified a number of matters with respect to this access and suggested that the access be relocated to Lang Road. The matters raised with respect to the Marsh Parade access are summarised below:
 - the location of the proposed access driveway does not comply with the requirements of AS2890.1-2004 as it is located within the zone of influence of the intersection of Marsh Parade and the Hume Highway intersection;
 - poor internal design with multiple potential vehicle to vehicle conflicts located within 10 metres of the site boundary;
 - driveway not wide enough to allow two vehicles to pass; and
 - it has not been demonstrated that service vehicles can appropriately access the site to/from Hume Highway and service road.
2. In addition the RSA has raised concern with the pedestrian access from Marsh Parade.
3. To address the above matters, the RSA has suggested that vehicular access is relocated to Lang Road. However, discussions with MTE identified that if the above matters could be addressed then access from Marsh Parade could be supported.

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4. To address the above matters, the Marsh Parade access has been modified as shown in Ground Floor Plan DA-2000 Issue C prepared by Group GSA (attached). The key changes are set out below:
- the driveway has been relocated to the eastern boundary. At this location it now complies with AS2890.1-2004 being located outside the zone of influence of the intersection of Marsh Parade and Hume Highway Service Road;
 - the internal intersection has been relocated to some 12 metres from the site boundary (satisfying the suggested RSA distance of 10 metres); and
 - the driveway has been widened to allow two vehicles to pass on the driveway;
 - pedestrian access has been provided to Hume Highway; and
 - The largest vehicle that will access the site is an 8.8m long medium rigid truck. This vehicle would access the site two to three times per week. Most deliveries will be by vans and small trucks.
5. We have prepared vehicle turn paths on the updated plans (attached). These demonstrate that service vehicles can appropriately access the site to/from Hume Highway and service road.
6. In summary the modified access arrangements (as set out in issue C Ground Floor Plan prepared by Group GSA) has addressed that matters raised by the RSA with respect to the Marsh Parade access. Thus access from Marsh Parade is considered appropriate.
7. We trust the above provides the information you require. Finally, if you should have any queries, please do not hesitate to contact us.

Yours faithfully,

COLSTON BUDD ROGERS & KAFES PTY LTD

A handwritten signature in black ink, appearing to read 'Tim Rogers', with a stylized circular flourish at the end.

Tim Rogers
Director



Issue	Description	Date
A	DA SUBMISSION	22.03.17
B	DA SUBMISSION	10.01.18
C	DA SUBMISSION	22.05.18

LEGEND

- LANDSCAPE
- BIORETENTION TANK
- SWALE

DA SUBMISSION

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GROUP GSA

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architecture interior design urban design landscape
nom architect M. Sheldon 3990
Project Title

'RESIDENTIAL AGED CARE FACILITY' BY CATHOLIC HEALTHCARE, CASULA.
11,13,15 Lang Road, 76,78,80 Marsh Parade, 536,538,540,542
Hume Hwy, Casula NSW 2170

Drawing Title
GROUND FLOOR PLAN RL 38.5

Scale As indicated

Drawing Created (date) 12/01/17

Drawing Created (by) KS

Plotted and checked by DC

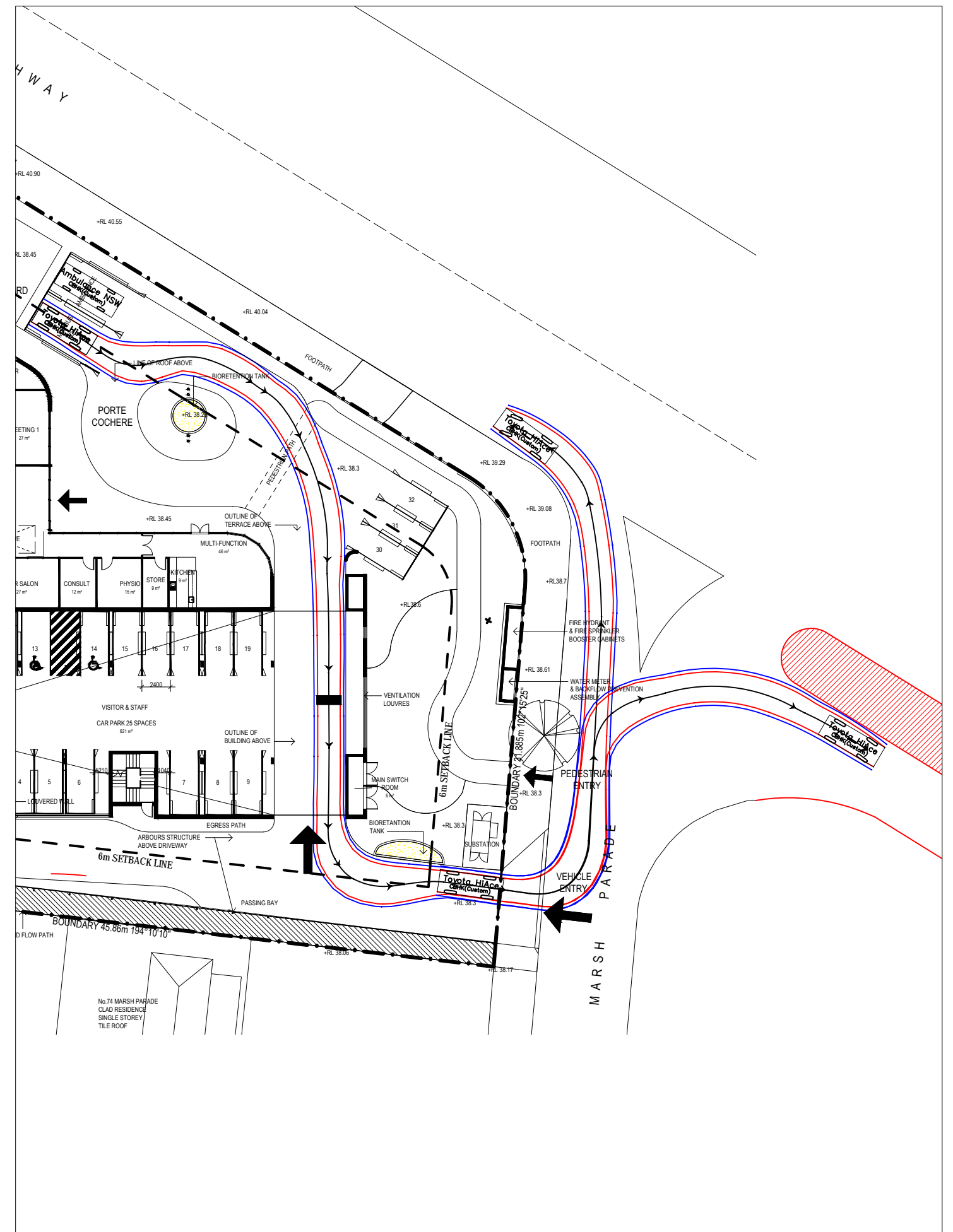
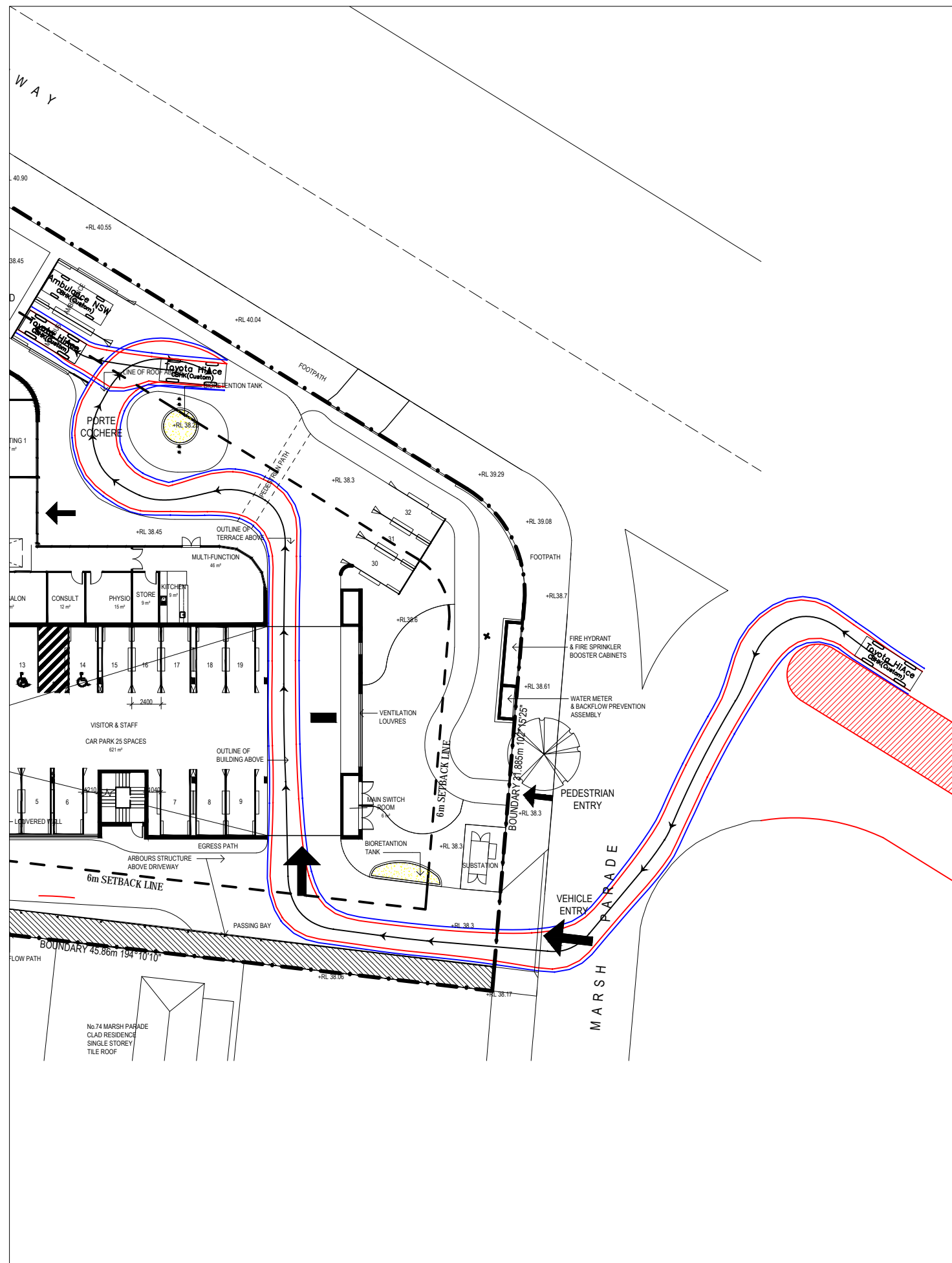
Verified DC

Approved DP

Project No Drawing No Issue
160474 DA-2000 C

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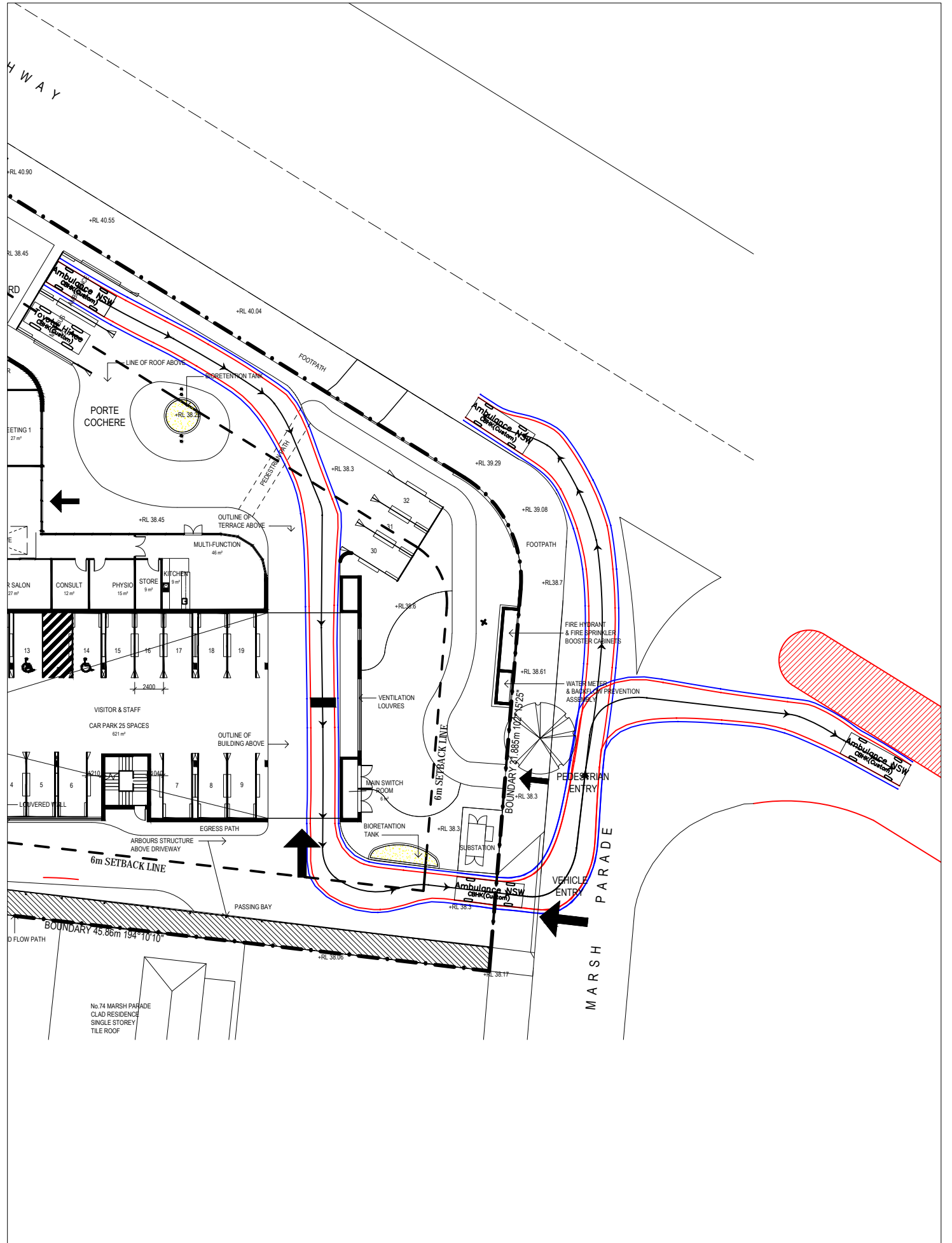
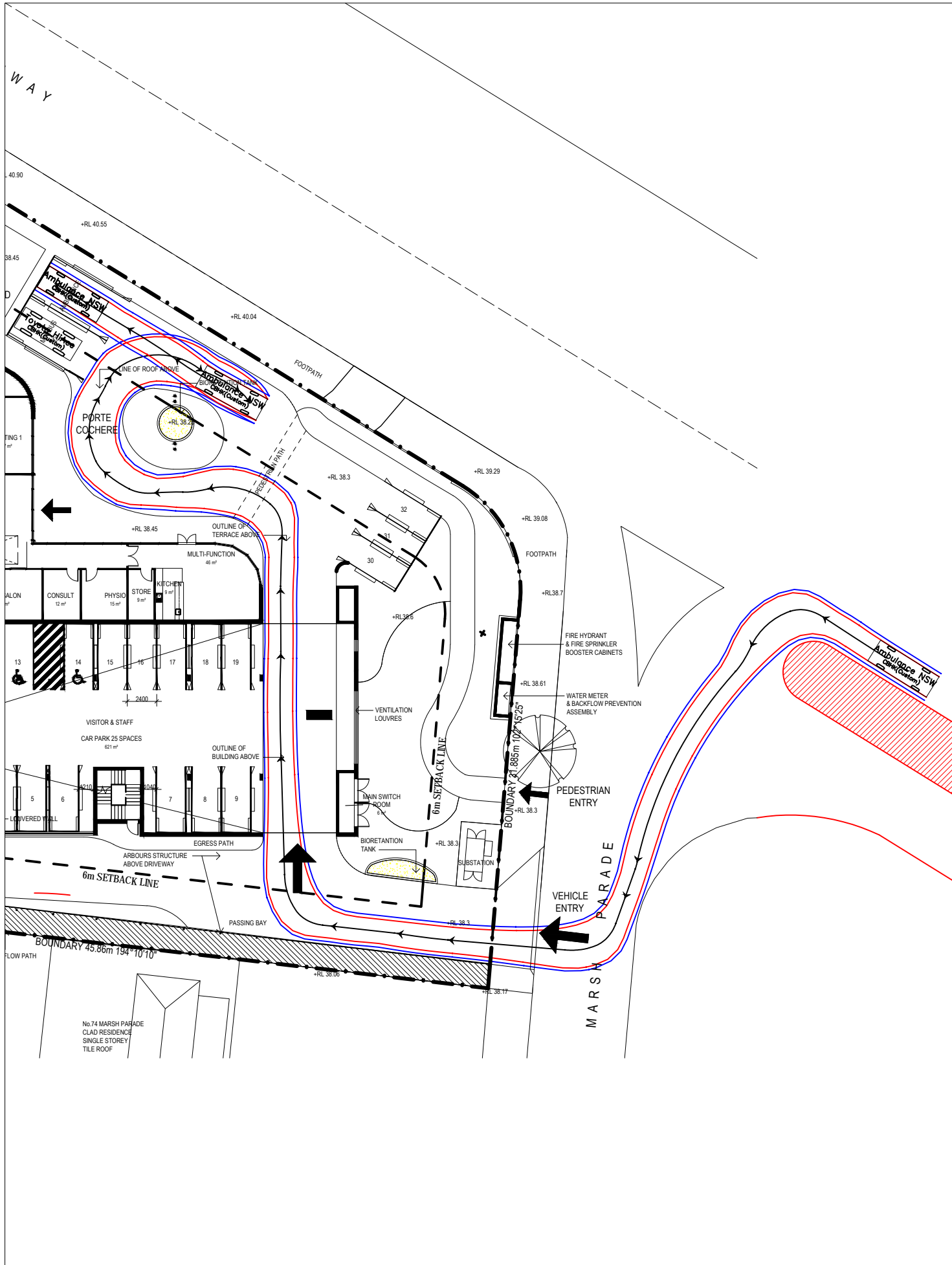
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NOTE:
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ARE SUBJECT TO FINAL DESIGN BY CIVIL ENGINEERS.

— Swept Path of Vehicle Body
— Swept Path of Clearance to Vehicle Body

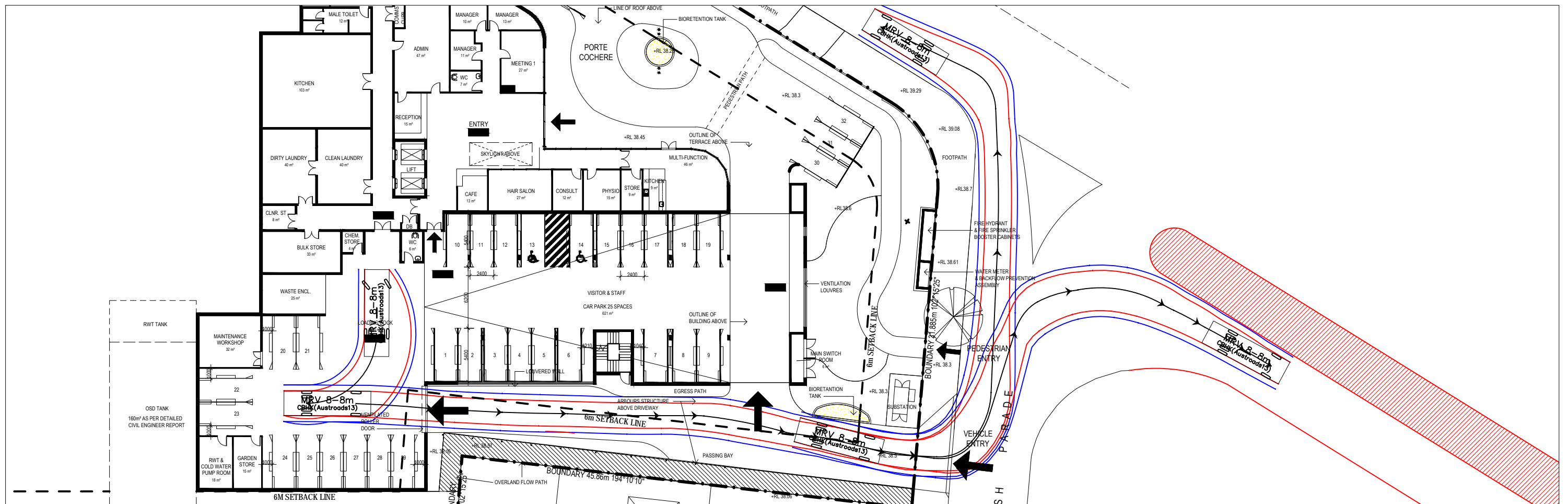
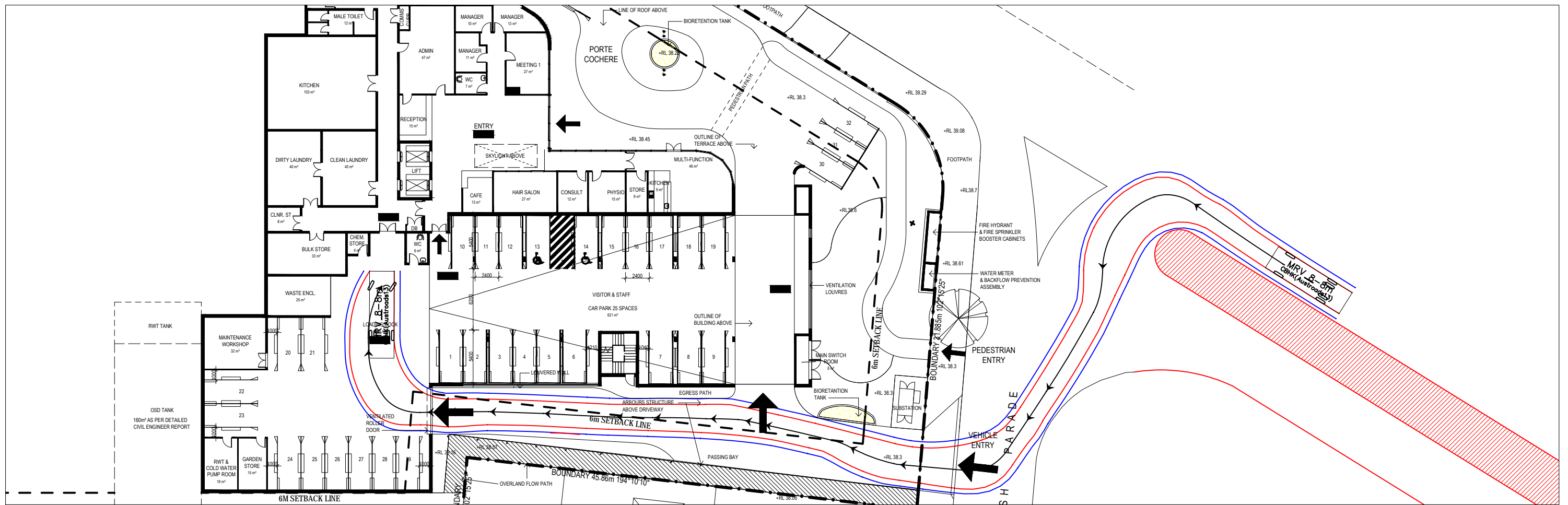
5.38m MINI BUS SWEEP PATHS



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— Swept Path of Vehicle Body
 — Swept Path of Clearance to Vehicle Body

5.64m NSW AMBULANCE SWEPT PATHS



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— Swept Path of Vehicle Body
 — Swept Path of Clearance to Vehicle Body

8.8m MEDIUM RIGID VEHICLE SWEEP PATHS