



23 November 2017

Our Reference: SYD17/01491

Your ref: DA/850/2011

nik@planik.com.au

Planik

PO BOX 577

Gymea NSW 2227

Attention: Nicole Lennon

Dear Madam,

**PROPOSED RETIREMENT VILLAGE DEVELOPMENT
328A – 334 GALSTON ROAD, GALSTON**

Reference is made to your email dated 23 October 2017 and regarding the abovementioned Pre-DA which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime has reviewed the submitted proposal and notes that there is an existing approval for DA/850/2011. It is also noted that the new proposal includes the acquisition of 328A Galston Road to incorporate into the development along with minor changes to the previously approved development. Therefore, Roads and Maritime has reviewed the proposal against current practice and provides the following comments:

1. Roads and Maritime advises that 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 Roads and Maritime 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'. Furthermore, the Australian Guidelines "Planning for Road Safety" is based on the widely accepted principle of conflict reduction by separating the traffic movement and land access functions as much as possible. Galston Road is a major arterial road, which carries a high volume of traffic, where transport efficiency of through traffic is of great importance. The number of access points should be minimised. Therefore the proposed development is to have one access point only.

Roads and Maritime would be supportive of the development proposal upon receipt of amended plans that demonstrate a singular access point into the site. The proposed access should meet Australian Standards inclusive of satisfactory swept paths demonstrating vehicles entering and exiting the site in a forward direction.

It is emphasised that the comments provided above are informal and of a Pre-DA nature. They are not to be interpreted as binding upon Roads and Maritime and may change following formal assessment of a submitted development application from the appropriate consent authority.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact me on telephone 8849 2076 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to be 'H. Mootanah', with a long horizontal stroke extending to the right.

Hans Pilly Mootanah
A/Senior Land Use Planner
Network Sydney North West Precinct