



19 June 2018

Our Reference: SYD10/00613/07 (A21530501)
DP&E Ref: MP09_0180 MOD 7

Ms Emma Butcher
Planning Officer, Modification Assessments
NSW Department of Planning & Environment
GPO Box 39,
SYDNEY, NSW, 2001

Attention: Ms Emma Butcher

**BaptistCare Seniors Housing Development,
Clusters 2-4 (Modification 7) at 34-36 Memorial Avenue, Kellyville**

Reference is made to the Department of Planning and Environment (DP&E) email dated 5 February 2018, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Section 4.55 (2)(b) of the Environmental Planning & Assessment Act 1979.

Roads and Maritime has reviewed the submitted application and raises no objection to the modification of the Major Project Development application as the proposal remains substantially the same development. The modification involves a reduction in apartment numbers by five and approximately a 20% increase in onsite carparking reflecting the modification to apartment types, including removal of one bedroom apartments. Roads and Maritime is satisfied that the increased carparking and traffic generation will be relatively minor and adequately accommodated by the road system.

An assessment of the proposed basement garbage/service ramp has identified that the proposed design has potential for an on-going internal conflict point where the ramp connects with the carpark driveway for the adjoining development and the positioning for the proposed Van parking space (refer Drawing DA 221 Revision A and Plan "X" attached to this correspondence). Roads and Maritime has no further comments for the determination of the application.

If you have any further inquiries in relation to this development application Mr Chris King would be pleased to take your call on 8849 2087 or e: development.sydney@rms.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pahee'.

**Pahee Rathan
A/Senior Land Use Assessment Coordinator
North West Precinct**

Roads and Maritime Services

PLAN "X" : POTENTIAL INTERNAL CONFLICT POINT

