



16 December 2019

The Executive Director  
Key Sites Assessments  
Department of Planning, Industry & Environment  
320 Pitt Street  
Sydney NSW 2000

Attention: Russell Hand

Dear Sir/Madam,

**RESPONSE TO SUBMISSIONS - STAGE 1 RESIDENTIAL, RETAIL & COMMERCIAL  
240-244 BEECROFT ROAD EPPING**

Reference is made to The Department of Planning and Environment referral dated 27 November 2019, regarding the abovementioned application which was referred to the former Roads and Maritime Services (Roads and Maritime) now Transport for NSW (TfNSW) for comment in response to the applicants response to submissions (RtS). On 1 December 2019 legislation came into effect to bring Roads and Maritime and TfNSW together as one organisation.

TfNSW has reviewed the RtS and provides the Department the following advisory comments for consideration:

1. The proposed deceleration lane on Beecroft Road should be separated from the existing deceleration lane for the adjoining development. TfNSW regards this as a safety issue due to a continuous lane creating conflict between entering and exiting vehicles. Additionally, this increases the opportunity for this lengthened lane to be used by through vehicles bypassing slower traffic on Beecroft Road.
2. Additional details, shall be provided for the proposed vehicular crossover on Ray Road to ensure that there is no impacts to surrounding classified roads (such as queueing), visibility and safety for vehicles turning out, conflict with pedestrians, and conflict with vehicles turning right into the development and through vehicles (northbound).
3. Consideration shall be given to the provision of double marked lanes up to Carlingford Road from the development access point on Ray Road.

For more information, please contact Vic Naidu, Land Use Planner, 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 'BEPG'.

**Brendan Pegg**  
**Senior Land Use Planner**  
**South East Precinct Greater Sydney Division**