

22 February 2019

Our Reference: SYD17/01529/03 (A25872763)
Department's Ref: SSD 8859

Director – Key Sites and Industry Assessments
Department of Planning & Environment
GPO Box 39
Sydney, NSW 2001

Attention: Chloe Dunlop

Dear Sir/Madam,

**NOTICE OF EXHIBITION OF EIS FOR ELIZABETH DRIVE SUB-DIVISION, CECIL PARK
1111-1141 ELIZABETH DRIVE, CECIL PARK**

Reference is made to Department's correspondence dated 22 January 2019, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for review and comment.

Since the proposed development involved construction of a deceleration lane along Elizabeth Drive which is a Classified State Road this Application triggers Roads and Maritime concurrence in accordance with Section 138 of the *Roads Act 1993*.

Roads and Maritime has review the submitted information and noted that the proposal involve subdivision of 14 lots which include demolition of existing structures, clearing of vegetation, stormwater works, civil works and road works. It is envisaged that complimentary commercial uses would include service station, fast food outlets, hotel/motel accommodation, industrial warehouses, medical centre, office space etc. subject to future development applications.

Roads and Maritime has reviewed the submitted information and does not grant concurrence under Section 138 of the *Roads Act 1993* for the proposed road works on Elizabeth Drive and provides the following comments for Department's consideration:

1. The subject development proposed construction of a service road to access three lots. Roads and Maritime does not support proposed service road based on road safety and network efficiency. It is advised to construct a deceleration lane instead of a service road to provide access to any future service station only.
2. The proposal included access to the fast food outlets via Elizabeth Drive. Roads and Maritime does not support any direct access to the fast food outlets from Elizabeth Drive since an alternate access is available through Local Road network (via Cecil Road). Therefore, except the service station all other access (including fast food outlets) should be provided via Local Road network. In this regard Roads and Maritime suggests physical separation to be provided within the site to comply with this requirement.

3. To access the service station from Elizabeth Drive a deceleration shall be provided. The proposed deceleration lane along Elizabeth Drive shall be designed to meet Roads and Maritime requirements, and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with AUSTROADS and other Australian Codes of Practice.
4. Access to the service station should be restricted with left in and left out access only via a deceleration lane. In this regard, it is requested to investigate and propose mechanism to restrict any right turn movements from the deceleration lane onto Elizabeth Drive
5. The deceleration may be constructed within the existing road reserve however land should be dedicated within the property boundary for any future relocation/construction of the deceleration lane. The land identified for deceleration lane should be identified as a separate lot in the subdivision plan and dedicated to Council as road.
6. Roads and Maritime does not support proposed roundabout in Elizabeth Drive at Cecil Road intersection. It should be noted that Roads and Maritime currently preparing a strategic road design for Elizabeth Drive within the vicinity where Cecil Road may be restricted with left in left out (LILO) movements only. However, as an interim measure it is advice to investigate the impact due to the subject development and propose mitigation measures at the subject intersection.
7. Proposed development would have an impact on the operation and Level of Service (LoS) at the intersection of Cecil Road & Access Road. Therefore, it is requested to analyse this intersection, determine the impact and suggest treatments to mitigate the impact.
8. It is requested to submit soft copy of the SIDRA network modelling to Roads and Maritime for review.
9. All road works and associated cost with the development must be borne by the applicant.
10. Roads and Maritime has previously vested a strip of land as road along the frontage of the subject property, as shown by grey colour on the attached Aerial – "X". Therefore, all buildings and structures together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth) along the Elizabeth Drive boundary.

The proponent should be also be advised that the subject property is within a broad investigation area for the long term widening of Elizabeth Drive. The investigations have not yet advanced to the stage where options have been defined and accordingly it is not possible at this date to identify if any part of the subject property would be required to accommodate this proposal. However, there is a potential that the frontage of the site may be impacted. Further information on the project can be obtained from contacting Kate Lunney, Project Development Manager, on 1800 865 503 or at elizabethdrive@rms.nsw.gov.au.

Any inquiries in relation to this development application can be directed to Ahsanul Amin, on 8849 2762 or e-mail at development.sydney@rms.nsw.gov.au.

Yours sincerely,



Pahee Rathan
A/Senior Land Use Assessment Coordinator
Sydney Division – North West Precinct