

17 March 2016

Our Reference: SYD12/00165/03 (A12144906)
Department Ref: MP 09_0216 MOD 2

Director
Department of Planning & Environment
GPO Box 39
SYDNEY, NSW 2001

Attention: Matthew Rosel

Dear Sir/Madam,

**SECTION 75W MODIFICATION FOR PROPOSED MIXED USE DEVELOPMENT AT
SHEPHERDS BAY IN MEADOWBANK**

Reference is made to Department's letter dated 9 February 2016, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime has reviewed the submitted documentation and has the following comments for Council's consideration in the determination of the application:

1. "Stage A" indicative plan: Roads and Maritime does not support proposed access via deceleration lane in Church Street due to safety concerns. Similarly Roads and Maritime has concern regarding proposed access from Well Street due to limited sight distance and safety. Hence it is advised to provide all the access from Parsonage Street that would be more appropriate in terms of safety and sight distance.

Please note that issues raised by Roads and Maritime Services letter dated 15 March 2012 (copy attached) is still applicable to this development site.

Any inquiries in relation to this development application can be directed to Ahsanul Amin on 8849 2413 or development.sydney@rms.nsw.gov.au.

Yours sincerely,



Pahee Rathana
Senior Land Use Planner
Network and Safety Section

Roads and Maritime Services