



25 October 2018

Our Reference: SYD15/01293/03 (A24584030)
Council Ref: DA 3293/2017/DA-C

The Secretary
Department of Planning and Environment
G.P.O. Box 39
SYDNEY, NSW, 2000

Attention: Sally Munk

Dear Ms Munk

**Land use application for Macarthur Memorial Park Cemetery at
166-176 St Andrews Road VARROVILLE**

Reference is made to the Department's correspondence dated 20 September 2018, 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*.

The proposed development of a 136,000 plot, 24 hour cemetery operation is a relatively unique form of development which has warranted due diligence in consideration of potential traffic generating impacts over the projected 150 year life of the development.

Roads and Maritime has reviewed the submitted application and, although in principle raises no objection to the proposed development, does have concerns with the traffic assessment of the long term implications for the development on the local and regional road networks considering:

1. Roads and Maritime acknowledges the Applicants' traffic consultant submission on intersection operations and traffic generation projections through the use of the SIDRA modelling in response to the earlier matters raised by Roads and Maritime Services, letter dated 9 January 2018. However, concerns remain that the long term analysis (60 years+) traffic projections may be inaccurate depending on the extent of development which will occur in this area and the possible need for an extension of St Andrews Road to the northwest to connect through to Camden Valley Way. Even though such works are currently not proposed, the likelihood of such works over the next 60 years would support the preference for a Staged release of the cemetery development, where each stage re-assesses the potential traffic impacts and upgrades to the local/regional road networks that may become necessary.
2. Having regard to the comment at (1), it remains the Roads and Maritime Services recommendation that consideration be given to a requirement for separate development

Roads and Maritime Services

approvals for later stages of the Cemetery Development in order for due consideration to be given to an assessment of the evolving built environment /traffic generation in this locality over the next 60 years. This Staged Development would warrant a re-assessment of the developments traffic generation and cumulative impacts upon the developed road network servicing the subject land.

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

Yours sincerely



Pahee Rathan
Senior Land Use Assessment Coordinator
North West Precinct