



9 January 2018

Our Reference: SYD15/01293/02 (A20298526)
Council Ref: 3293/2017/DA-C

The General Manager
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

Attention: **Andrew MacGee**

Dear Sir/Madam,

CONSTRUCTION OF MEMORIAL CEMETERY – 176 ST ANDREWS ROAD, VARROVILLE

Reference is made to Council's correspondence dated 27 October 2017, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime has reviewed the submitted application and raises the following issues to be addressed prior to the determination of this application:

1. It is noted that the subject proposal seeks new vehicular access on St Andrews Road, which is currently under the care and control of Council. Council should be satisfied that the proposed access arrangements are safe and efficient.
2. The submitted Traffic Report indicates that approximately 70 percent of the expected vehicle movements from the proposal will be travelling via the St Andrews Road/ Campbelltown Road roundabout intersection. However the proponent has not carried out a traffic impact assessment on this intersection. Given there are no current plans to extend St Andrews Road to Camden Valley Way the proponent should consider the traffic impacts on this intersection.

It is requested that the applicant undertakes detailed traffic modelling (including the background traffic growth using EMME data if required) for Campbelltown Road/St Andrews Road roundabout and determine whether the proposed additional traffic would trigger improvements to the roundabout.

3. The submitted traffic generation analysis does not consider potential traffic generation during special holidays and All Saints Day. Nor does it consider the cumulative traffic impacts on the road network from visitors as well as the potential traffic generation from funerals, especially when the burial plot capacity increases over the various stages of construction.

4. The Statement of Environmental Effects proposes the burial sites to be provided in five stages over a 150 year period. The anticipated total capacity of the proposed cemetery is 136,000 plots. It is recommended that Council only considers Stage 1 and that Stages 2 – 5 are not approved until the cumulative traffic impacts are adequately addressed. Future stages should be subject to separate applications and require detailed traffic assessment utilising the traffic volumes at the time of lodgement. This approach will ensure that appropriate network upgrades are identified for each stage of this development.

The applicant is advised that the above information is required to allow Roads and Maritime to complete the assessment of this application. Roads and Maritime may also request further information once the assessment is carried out.

Any inquiries in relation to this Application can be directed to Malgy Coman on 8849 2413 or by email at development.sydney@rms.nsw.gov.au

Yours sincerely



Rachel Cumming
Senior Land Use Assessment Coordinator
Sydney-North West Precinct