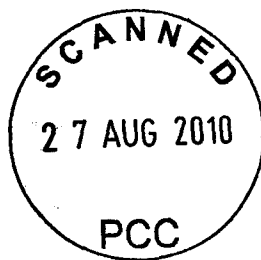


Our Reference:
Your Reference:
Contact:
Telephone:

RDC 09M1226-2 SYD10/00594
NCA/3/2010
Edmond Platon
8849 2906

SRDAC

**SYDNEY
REGIONAL
DEVELOPMENT
ADVISORY
COMMITTEE**



The General Manager
Parramatta City Council
PO BOX 32
PARRAMATTA NSW 2124

Attention: Jonathan Goodwill

**PROPOSED MIXED USE COMMERCIAL AND RETAIL DEVELOPMENT
AT 89 GEORGE STREET, PARRAMATTA**

Dear Sir,

I refer to council's letter of 28 July 2010 (Ref: NCA/3/2010), regarding the above mentioned Development Application referral to the Roads and Traffic Authority (RTA) for comment in accordance with Clause 104 and Column 2 of Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007. The Sydney Regional Development Advisory Committee (SRDAC) considered the traffic impact of this application at its meeting on 11 August 2010.

The RTA has reviewed the submitted material and provides the following comments for the Council's consideration in the determination of the application:

1. Council, DoP and Transport NSW should be satisfied that the existing public transport system would cope with the increase in public transport trips.
2. Council should be satisfied that the limited parking provision will not have a significant impact on all day on-street parking on near by residential streets.
3. Cars should enter and exit the site in a forward direction.
4. The access driveway and ramp to Basement Level 1 should be widened to allow for simultaneous two way movements.
5. All vehicles are to be clear from the edge of carriageway and footpath before being required to stop.
6. Car parking provisions, loading bays and bicycle facilities shall be provided to Council's satisfaction.
7. The access driveway, off street parking and loading areas associated with the proposed development (including driveways, grades, aisle widths, aisle lengths, turning paths, sight distance requirements, and parking bay dimensions) shall be re-designed to be in accordance with AS 2890.1 – 2004, AS 2890.2 – 2002 for heavy vehicles and Council requirement.
8. Council should be satisfied with the operation of the loading dock, turn-table and conflict with cars entering and exiting the site.



9. A Truck Management Plan shall be provided by the applicant to the satisfaction of DoP and Council to minimise truck conflicts with pedestrian and other vehicles. The truck management plan should also detail contingency plans to manage truck and loading issues such as:
 - o Arrival of an additional truck when the loading dock is occupied; and
 - o Alternative loading arrangement when the turn-table is not operating.
10. Courier car parking spaces should be provided in the basement car park or loading dock.
11. A Demolition and Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council, for approval, prior to the issue of a construction certificate.
12. All works/regulatory signposting associated with the proposed development are to be at no cost to the RTA.

In accordance with Clause 104 (4) of State Environmental Planning Policy (Infrastructure) 2007, it is essential that a copy of the Department's determination on the proposal (conditions of consent if approved) is forwarded to the RTA at the same time it is sent to the developer.

Further enquiries on this matter can be directed to the nominated Assistant Planner, Edmond Platon on phone 8849 2906 or facsimile 8849 2918.

Yours sincerely



Ken Moon
Chairman, Sydney Regional Development Advisory Committee
Transport Planning Section, Sydney Region

23 August 2010