

Our Reference: SYD12/00170/02
Your Reference: MP09_0146
Contact: Stella Qu
Telephone: 8849-2520

**SYDNEY
REGIONAL
DEVELOPMENT
ADVISORY
COMMITTEE**

SRDAC

A/Director
Metropolitan & Regional Projects South
Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001



Attention: Natasha Harras

**PROPOSED MIXED USE DEVELOPMENT
EASTLAKES SHOPPING CENTRE, EASTLAKES**

Dear Mr Bright,

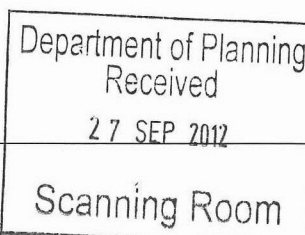
I refer to your correspondence dated 30 July 2012 (MP09_0146) with regard to the abovementioned development application, which was referred to Roads and Maritime Services (RMS) for comment under Section 75H of the *Environmental Planning and Assessment Act 1979*.

I wish to advise that the Sydney Regional Development Advisory Committee (SRDAC) discussed the proposed development at its meeting held on 29 August 2012 and raises no objection 'in principle' to the proposed development. However, the Committee provides the following advisory comments:

1. The traffic generated by the proposed mixed use development is not of a scale that warrants upgrading the existing signalised of Gardeners Road and Racecourse Place. Regardless, it should be recognised that it is not possible to upgrade this existing signalised intersection without acquiring land from third parties and relocating major utilities, which would be cost prohibitive.
2. A strip of land has previously been dedicated as Public Road by private subdivision (DP 218163 & 221796) along the Gardeners Road frontage of the subject property as shown by yellow colour on the attached plan. In this regard, all structures and works shall be clear of the Gardeners road reserve (unlimited in height or depth).
3. The proposed traffic control devices on the local road network as recommended in the submitted traffic report should be referred to Botany Bay Council for review and comment. Any traffic control device on the local road network requires approval of Council's Local Traffic Committee, prior to implementation.

Roads and Maritime Services of New South Wales

LEVEL 11, 27-31 ARGYLE STREET PARRAMATTA NSW 2150
PO BOX 973 PARRAMATTA CBD NSW 2150 DX 28555
www.rmsservices.nsw.gov.au | 13 22 13



4. The proposed number of parking spaces should be determined by the Department of Planning and Infrastructure (DoP&I) in consultation with Council.
5. The swept path of the longest vehicle (including garbage trucks) entering and exiting the subject site, as well as manoeuvrability through the site and local road network, shall be in accordance with AUSTROADS. In this regard, swept path plans should be provided to DoP&I and referred to Council for review and comment.
6. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004 and AS 2890.2 – 2002 for heavy vehicles.
7. A 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 review prior to the issue of the first Construction Certificate.
8. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to RMS for approval, prior to the commencement of any works.

Details should be forwarded to:

The Sydney Asset Management
Roads and Traffic Authority
PO Box 973 Parramatta CBD 2124.

A plan checking fee will be payable and a performance bond may be required before RMS's approval is issued. With regard to the Civil Works requirement please contact RMS's Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

9. The developer is to submit detailed design drawings and geotechnical reports relating to the excavation of the site and support structures directly adjacent Gardeners Road to RMS for assessment (prior to the approval of any Construction Certificate). The developer is to meet the full cost of the assessment by the RMS.

This report would need to address the following key issues:

- The impact of excavation/rock anchors on the stability of Gardeners Road and detailing how the carriageway would be monitored for settlement.
- The impact of the excavation on the structural stability of Gardeners Road.
- Any other issues that may need to be addressed (Contact: Geotechnical Engineer Stanley Yuen on Ph: 8837 0246 or Graham Yip on Ph: 8837 0245) for details.

10. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
11. All vehicles are to enter and leave the site in a forward direction
12. The developers should be aware of the potential for road traffic noise impact from Gardeners Road on the proposed residential development on the subject site. The developer should provide and maintain noise attenuation measures in accordance with Office of Environment & Heritage's Environmental Criteria for Road Traffic Noise.
13. All works/regulatory signposting associated with the proposed development shall be at no cost to RMS.

Any inquiries in relation to this development application can be directed to Stella Qu on telephone 8849 2520 or via email at Stella.Qu@rms.nsw.gov.au.

Yours sincerely



James Hall

A/Chairman, Sydney Regional Development Advisory Committee

21 September 2012