

Our Reference:
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Telephone

RDC 091476-2 SYD10/00658
MP09_0210
Edmond Platon
8849 2906



The Director
Metropolitan Projects
Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Amy Watson

**MP09_0154 - PROPOSED MIXED USE COMMERCIAL/RESIDENTIAL DEVELOPMENT
AT 7 RAILWAY STREET, CHATSWOOD**

Dear Sir,

I refer to the Department of Planning's (DoP) letter dated 17 August 2010 (DoP Reference No: MP09_0154) with regard to the above-mentioned Development Application (DA), which was referred to the Roads and Traffic Authority (RTA) for comment under Part 3A of the *Environmental Planning and Assessment Act, 1979* and Clause 104 - Column 2 of Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007.

I wish to advise that the Sydney Regional Development Advisory Committee (SRDAC) considered the traffic impact of this application at its meeting on the 9 September 2010. Below are the Committee's recommendations and RTA's comments on the subject application:

1. An appropriate funding mechanism should be in place to obtain contribution from the developer for traffic signal and road widening on the state road network in accordance with Council's Chatswood Traffic Study.
2. All vehicles should enter and exit the site in a forward direction.
3. All vehicles are to be clear from the edge of carriageway and footpath before being required to stop.
4. Car parking provisions, loading bays and bicycle facilities should be provided to Council's satisfaction.
5. The access driveway, off-street parking and loading areas associated with the proposed development (including driveways, grades, parking 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 and AS 2890.2 – 2002 for heavy vehicles.

Roads and Traffic Authority

27-31 Argyle Street Parramatta NSW 2150
PO Box 973 Parramatta CBD NSW 2150 DX28555 Parramatta
www.rta.nsw.gov.au | 13 17 82

6. A Loading Dock Management Plan (LDMP) shall be undertaken to DoP and Council's satisfaction and shall implement appropriate measures that will minimise the conflict between trucks and other vehicles accessing the car park. In addition the LDMP shall outline measures that would prevent another truck entering the site when the loading dock is occupied. The LDMP shall be submitted for approval to Council, prior to the release of the Occupation Certificate.
7. 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.
8. 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 DoP'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



James Hall
Chairman, Sydney Regional Development Advisory Committee
Transport Planning Section, Sydney Region

4 November 2010