

Your Reference: MP 09_0165
Our Reference: CAC 11M417-1 SYD11/00128
Contact: Edmond Platon
Telephone: 8849 2906



The Director
Government Land and Social Projects
GPO Box 39
SYDNEY NSW 2001

Attention: Michael Buckley

**REDEVELOPMENT OF SYDNEY SUPER YACHT MARINA AT
LOT 33 JAMES CRAIG ROAD, ROZELLE**

Dear Sir/Madam,

I refer to the Department of Planning's (DoP) letter dated 27 January 2011 (DoP Reference MP 09_0165) concerning the abovementioned development application (DA) which was referred to the Roads and Traffic Authority (RTA) under Part 3A of the Environmental Planning and Assessment Act, 1997 and in accordance with Clause 104 and Schedule 3 of the State Environmental Planning Policy (Infrastructure) 2007.

The RTA has reviewed the DA and provides the following comments to the Department of Planning for consideration in its determination of the development application:

1. The Traffic, Transport and Parking Report (TTPA, November 2010) indicated that the RTA proposes to upgrade the intersection of The Crescent/James Craig Road by providing a shared through/left lane on The Crescent east approach.

The RTA advises that this of scope works is not in any RTA program of works and therefore should not be considered in the DA assessment.

2. However the RTA has requested the developer of the Cruise Passenger Terminal at White Bay to upgrade the intersection of The Crescent/James Craig Road by providing dual right turn lanes on The Crescent west approach and additional lanes on James Craig Road south approach.
3. Concern is raised that the increase in traffic as a result of this development and other developments in the surrounding area (such as the Cruise Passenger Terminal) may have detrimental impact on local roads particularly on the James Craig Road Drive roundabout intersection.

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

The RTA suggests that a cumulative traffic assessment of all future developments in the area be undertaken to the satisfaction of Council. Revised traffic generation analysis during business peak (which is the peak for the Cruise Passenger Terminal development) has been undertaken by the RTA which can be provided if requested.

4. The provision of off-street car parking and loading facility shall be provided to the satisfaction of Council.
5. The layout of the proposed car parking areas, loading docks and driveway associated with the subject development (including, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, loading bay dimensions and parking bay dimensions) should be in accordance with AS2890.1- 2004 and AS2890.2 – 2002 for large vehicles.
6. Concern is raised that the two car lifts proposed will not be able to service the 90+ off-street car parking spaces in the multistorey car park. Additional information or measures that resolve this concern should be provided to the satisfaction of Council.
7. All costs associated with the DA are to be at no cost to the RTA

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

Yours faithfully



James Hall
Senior Land Use Planner
Transport Planning, Sydney Region

4 March 2011