

16 September 2014

Our Reference: SYD14/00894 (A7529223)
DP&E Ref: SSD 5093

Team Leader
Key Sites and Social Projects
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Mark Brown

Dear Sir/Madam

M2 SITE WITHIN THE NORTH RYDE STATION URBAN ACTIVATION PRECINCT

Reference is made to your letter dated 5 August 2014, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Section 87 and 138 of the *Roads Act, 1993*.

Roads and Maritime has reviewed the submitted application and would provide concurrence under Section 138 of the *Roads Act 1993* to the vehicular access point on Epping Road, and consent under section 87 of the *Roads Act, 1993* for traffic lights at Wicks Road and Waterloo Road.

Roads and Maritime has reviewed the submitted application and raise the following matters for consideration by the Department of Planning and Environment:

1. Intersection of Wicks Road and Epping Road

Epping Road carries a significant volume of traffic in comparison to Wicks Road and therefore will be assigned the majority of green time. Green times at this intersection will not be increased for the Wicks Road approaches and decreased for Epping Road. The queue lengths are expected to be 345 metres long (in AM peak) (as a result of this development) on Wicks Road from the intersection of Epping Road to close proximity of the proposed signalised intersection of Wicks Road and Waterloo Road. The distance between Waterloo Road and Epping Road is 400 metres. The proposed queues particularly in the AM peak may lead to congestion within the site as vehicles are unable to join the queue on Wicks Road to exit the site. The proponent should investigate increasing capacity (further to the reduced measure in the latest Traffic report) to enable vehicles to exit the site.

The proposed queue length on Wicks Road of 345 metres in AM and 182 metres in PM would result in queuing past a proposed local road which is identified in Council's Development Control Plan. Council has previously shown Roads and Maritime plans which included a signalised intersection at this location (no approval for traffic lights at this intersection has been given and Roads and Maritime has not received plans formally from Council).

Any modifications to the intersection of Wicks Road and Epping Road would require the consent of Roads and Maritime Services in accordance with section 87 of the *Roads Act, 1993*.

2. Pedestrian Bridge

There are a few areas in the report in which it is stated the pedestrian bridge will be handed over to Council. Previous conversations with Roads and Maritime and UrbanGrowth have discussed the bridge would be in the ownership of Roads and Maritime. The applicant should advise Roads and Maritime if Council wishes to own this asset.

General Bridge comments:

- The bridge shall be designed and constructed in accordance with relevant Roads and Maritime standards. The bridge shall have a minimum 100 year design life.
- The developer shall prepare and implement an appropriate community engagement plan for the construction of the bridge to the satisfaction of Roads and Maritime.
- The ownership and maintenance arrangements for the bridge shall be to the satisfaction of Roads and Maritime.
- Road, bridge and traffic control facility works associated with the bridge shall be undertaken by a pre-qualified contractor. A copy of pre-qualified contractors can be found on Roads and Maritime website at:

<http://www.rta.nsw.gov.au/doingbusinesswithus/tenderscontracts/prequalifiedcontractors.html>

- The traffic management arrangements for construction shall be to the satisfaction of Roads and Maritime.

a) Works Authorisation Deed:

The pedestrian and cycle bridge shall be designed and constructed in accordance with Austroads Guide to Road Design in association with relevant Roads and Maritime supplements (available on www.rms.nsw.gov.au). The certified copies of the civil design plans shall be submitted to Roads and Maritime for consideration and approval prior to the release of a subdivision certificate (for creation of super lots 201-208) by the appointed Private Certifier or Council and commencement of road works.

Roads and Maritime fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

The developer will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. It is understood that Roads and Maritime will take over the maintenance of the bridge following project practical completion (which ideally would align with WAD practical completion) On this basis, Roads and Maritime will have requirements relating to design, construction, inspection and certification. This will be managed through the WAD. Please note that the WAD will need to be executed prior to Roads and Maritime assessment of the detailed civil design plans, a copy of the WADPack is available on www.rms.nsw.gov.au

Roads and Maritime/ Ryde City Council will need to have appropriate access rights for maintenance purposes to any parts of the structure outside the road reserve for which it will be responsible for the maintenance. An agreement will be required to enter into an easement for any such areas and the easement will need to be entered into prior to the sale of any such land in order to secure Roads and Maritime access rights to maintain the structure.

Roads and Maritime assumes that the rights of the public to access the bridge from the railway station and other areas through the development will be appropriately secured.

b) Consent

To the extent that the bridge crosses into air space/land within the M2 Motorway leased area, consent of Roads and Maritime (as landowner) and the Motorway operator (as lessee) will be required. UrbanGrowth will need to discuss these issues with Hills M2 Motorway. Roads and Maritime would be willing to assist in these discussions.

The developer shall obtain Roads and Maritime consent to the bridge and any other works within the road reserve under Section 138 of the Roads Act, 1993 prior to any construction within the road reserve.

3. Traffic lights at Wicks Road/Waterloo Road/Spine Road

The provision of the new traffic control signals and civil works at the intersection of Wicks Road/Waterloo Road/Spine Road shall be designed to meet Roads and Maritime requirements and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with Roads and Maritime Road Design Guide, Roads and Maritime Traffic Signal Design Manual and other Australian Codes of Practice. The certified copies of the traffic signal design plans shall be submitted to Roads and Maritime for consideration and approval prior to the release of the Construction Certificate by the Principle Certifying Authority and commencement of road works. Roads and Maritime fees for administration, plan checking, signal works inspections and project management shall be paid by the developer prior to the commencement of works.

The submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant Roads and Maritime supplements (available on www.rms.nsw.gov.au). The certified copies of the civil design plans shall be submitted to Roads and Maritime for consideration and approval prior to the release of a subdivision certificate (for creation of super lots 201-208) by the appointed Private Certifier or Council and commencement of road works.

Roads and Maritime fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

The developer may be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the WAD will need to be executed prior to Roads and Maritime assessment of the detailed civil design plans, a copy of the WADPack is available on www.rms.nsw.gov.au

4. Left in only deceleration lane on Epping Road into the M2 Site

The left in only access shall be designed and constructed in accordance with Austroads Guide to Road Design in association with relevant Roads and Maritime supplements (available on www.rms.nsw.gov.au). The certified copies of the civil design plans shall be submitted to Roads and Maritime for consideration and approval prior to the release of a subdivision certificate (for creation of super lots 201-208) by the appointed Private Certifier or Council and commencement of road works.

Roads and Maritime fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

The developer may be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the WAD will need to be executed prior to Roads and Maritime assessment of the detailed civil design plans, a copy of the WADPack is available on www.rms.nsw.gov.au

Please note Roads and Maritime would be willing to have a combined WAD, with the applicant, for the new traffic lights, the left in only lane and any modifications to Epping Road/Wicks intersection (should improvements be required).

5. Standard comments/conditions:

a) General comments: The following errors should be corrected:-

- p62 of the EIS states contributions will be provided to Roads and Maritime for Regional Transport Planning Matters –the contribution will be provided to Transport for NSW NOT Roads and Maritime Services
- p27 of the TIS states "in regard to broader intersection upgrades, the funding and scheduling of future works will be determined by the key transport authorities and specifically the Roads and Maritime " - the funding and scheduling may be determined by Transport for NSW, therefore delete the reference to Roads and Maritime
- p27 of the TIS Table 11.5 Proposed road upgrades and lead agency - the lead agency for Delhi Road widening is Transport for NSW, the rest of the improvements are actually on local roads on approach to State Roads, and Ryde City Council will be the lead agency.

b) Access

Direct vehicular access from the site to the M2 Motorway is denied.

c) Stormwater:

Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to Roads and Maritime for approval, prior to the commencement of any works.

Details should be forwarded to:

The Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.

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

d) Geotechnical:

The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime.

The report and any enquiries should be forwarded to:

Project Engineer, External Works
Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.
Telephone 8849 2114
Fax 8849 2766

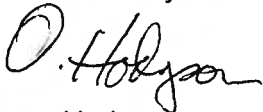
If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

e) Construction Traffic:

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 prior to the issue of a Construction Certificate or any works on site.

Any inquiries in relation to this development application can be directed to Angela Malloch on 8849 2041 or Angela.Malloch@rms.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'O. Hodgson', written over a horizontal line.

Owen Hodgson
**Manager Land Use
Network and Safety Section**