

RDC 10M1950 – SYD10/00720 MP10_0105 Stella Qu 8849 2520





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

Attention: Luke Murtas

Department of Planning Received

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Scanning Room

REQUEST FOR PROVISION OF DETAILS OF KEY ISSUES AND ASSESSMENT REQUIREMENTS - MAJOR PROJECT APPLICATION MP 10_0105 - RESIDENTIAL APARTMENTS - 40 WALKER STREET RHODES - DIRECTOR GENERAL'S REQUIREMENTS.

Dear Sir / Madam.

I refer to your correspondence received on 2 September 2010 (Ref: MP10_0105) requesting the Roads and Traffic Authority (RTA) to provide details of key issues and assessment requirements for inclusion in the Director General's Environmental Assessment (EA) requirements for the subject part 3A application.

The RTA would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

I. The RTA is receiving development applications for residential unit developments within Rhodes Peninsula that cumulatively exceed the residential unit threshold agreed to for the original Rhodes Peninsula Master Plan. In this regard, Concord Road and Homebush Bay Drive are over saturated in the peak hour and motorists attempting to either exit or enter the Rhodes Peninsula Precinct experience long delays.

Therefore, the RTA requires the EA to identify measures which will reduce car dependency, which includes restricting the amount of parking for the proposed residential units. In addition, the EA shall assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling) and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.

2. It is noted that the traffic and transport impacts for the subject site were addressed in Transport Management Plan prepared by Masson Wilson Twiney in 2001 and the Traffic Report Rhodes Peninsula – Traffic and Transport Analysis for Additional Development prepared by Masson Wilson Twiney dated 13 March 2009. These impacts shall be reviewed and updated where necessary to reflect the impacts of the proposed development.

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- 3. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required).
- 4. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
- 5. The EA should address the provision of public benefit, services and infrastructure having regard to Council's Section 94 Contributions Plan, and provide details of any Planning Agreement or other legally binding instrument proposed to facilitate development.

If you wish to discuss this matter further, please contact the nominated Land Use & Transport Planner, Stella Qu on phone 8849 2520 or via email at Stella_Qu@rta.nsw.gov.au.

Yours sincerely.

James Hall

A/Land Use Planning & Assessment Manager

Transport Planning, Sydney Region

27 September 2010