

2 October 2019

Our Reference: SYD17/01338/2

Your Ref: SSD8784

The Executive Director
Key Sites Assessments
Department of Planning, Industry & Environment
320 Pitt Street
Sydney NSW 2000

Attention: Russell Hand

Dear Sir/Madam,

**NOTICE OF EXHIBITION - STAGE 1 RESIDENTIAL, RETAIL & COMMERCIAL
240-244 BEECROFT ROAD**

Reference is made to the Department's referral dated 10 September 2019, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) in accordance with Clause 101 and 104 of the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime has reviewed the application and provides the Department the following advisory comments for consideration:

1. All buildings and structures, together with any improvements integral to the future use of the site shall be wholly within the freehold property (unlimited in height or depth), along the Beecroft Road boundary.
2. Roads and Maritime notes that the proposed development will involve road works on Beecroft Road, which will require concurrence from Roads and Maritime under Section 138 of the *Roads Act 1993*. In order for Roads and Maritime to be in a position to provide concurrence, matters raised in **Appendix A** will need to be addressed by the proponent.
3. All vehicles shall enter and exit the site in a forward direction.
4. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2-2018.
5. The proposed development will generate additional pedestrian movements in the area. Pedestrian safety is to be considered in the vicinity.

Roads and Maritime Services

6. A Construction Pedestrian Traffic Management Plan (CPTMP) shall be submitted in consultation with the TfNSW Sydney Coordination Office (SCO), Roads and Maritime, and Parramatta City Council, prior to the issue of a Construction Certificate. The CPTMP needs to include, but not be limited to, the following: construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control, taking into consideration the cumulative traffic impacts of other developments in the area.
7. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping.
8. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre for any works that may impact on traffic flows on Beecroft Road and Carlingford Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Vic Naidu, Land Use Planner, by email at development.sydney@rms.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read 'B. Pegg'.

Brendan Pegg
Senior Land Use Planner
South East Precinct, Greater Sydney Division

Appendix A

1. The proposed deceleration lane on Beecroft Road should be separated from the existing deceleration lane for the adjoining development. Roads and Maritime regards this as a safety issue due to a continuous lane creating conflict between entering and exiting vehicles. Additionally, this increases the opportunity for this lengthened lane to be used by through vehicles bypassing slower traffic on Beecroft Road.
2. Additional details, in the Response to Submissions, should be provided for the proposed vehicular crossover on Ray Road, Ray Road/Carlingford Road intersection and Carlingford Road/Beecroft Road intersection to ensure that there is no impacts to surrounding classified roads (such as queueing), visibility and safety for vehicles turning out, conflict with pedestrians, and conflict with vehicles turning right into the development and through vehicles (northbound).
3. Consideration shall be given to the provision of double marked lanes up to Carlingford Road from the development access point on Ray Road.
4. The Beecroft Road deceleration lane works shall be in accordance with Roads and Maritime requirements. Details of these requirements should be obtained by email at DeveloperWorks.Sydney@rms.nsw.gov.au.

Detailed design plans of the proposed works are to be submitted to Roads and Maritime for approval prior to the issue of a Construction Certificate and commencement of any road works. Please send all documentation to development.sydney@rms.nsw.gov.au.

A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by Roads and Maritime.