

18 October 2013

RMS Ref: SYD13/01028

Your Ref: MP10_0112 MOD 2 & MP10_0113 MOD 1

Director
Industry, Social Projects and Key Sites
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Jane Flanagan

Dear Madam,

**EXHIBITION OF MODIFICATION REQUEST FOR A MIXED USE DEVELOPMENT
110-114 HERRING ROAD, MACQUARIE PARK**

I refer to your letter of 12 September 2013 requesting Roads and Maritime Services (RMS) to provide comments on the abovementioned development application.

RMS has reviewed the submitted information and notes that the comments provided in letters dated 22 February 2013 and 27 March 2012 are still applicable to the proposed development. In addition, RMS provides the following comment:

1. If not already in place, "No Parking" restrictions should be implemented on both sides of Epping Road for a distance approximately 300 metres on either side of Herring Road intersection to ensure traffic capacity of Epping Road is maintained.

Any inquiries in relation to this matter can be directed to the undersigned on 8849 2219.

Yours faithfully



Pahee Rathan
Senior Land Use Planner
Transport Planning, Sydney Region

Roads & Maritime Services

Your Reference: MP10_0112 MOD 1
Our Reference: SYD13/00205
Contact: Andrew Popoff
Telephone: 8849 2180



Transport
Roads & Maritime
Services

Director
Metropolitan and Regional Projects South
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Jane Flanagan

**SECTION 75W MODIFICATION (10_0112 MOD 1) MIXED USE REDEVELOPMENT
AT 110-114 HERRING ROAD, MACQUARIE PARK**

Dear Madam,

I refer to your letter dated 31 January 2013 with regard to the proposed Section 75W modification to the abovementioned project, which was referred to Roads and Maritime Services (RMS) for comment.

RMS has reviewed the application and raises no objection to the proposed modification subject to the following requirements:

1. The RMS has declared a strip of land for road along the Epping Road frontage, as shown by grey colour on the attached plan. Therefore, there are no objections to the development proposal on property grounds provided all buildings and structures are clear of the road reserve (unlimited in height or depth).
2. The proposal must comply with the minimum setback requirements along Epping Road and Herring Road frontages as specified within Section 6.1.4 (Street Setbacks and Build-to Lines) of the Development Control Plan 2011 – Part 4.5 Macquarie Park Corridor.
3. The City of Ryde LEP 2011 – (Macquarie Park Corridor Parking Restrictions Map Sheet MPP_004) identifies commercial parking at the rate of 1 space per 46m² GFA for the site. However, the development proposes commercial parking at the rate of 1 space per 40m² GFA. To facilitate a reduced traffic impact from the development, the RMS recommends that commercial parking be provided in accordance with City of Ryde LEP 2011.
4. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) should be in accordance with AS 2890.1 – 2004 and AS 2890.2 - 2002.
5. All vehicles shall enter and leave the site in a forward direction.

Roads and Maritime Services

LEVEL 11, 27-31 ARGYLE STREET PARRAMATTA NSW 2150
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6. Provision for building maintenance vehicles and removalists need to be provided on-site.
7. All demolition and construction vehicles are to be contained wholly within the site before being required to stop. A construction zone will not be permitted along Epping Road.
8. 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.
9. The proposed development should be designed such that road traffic noise from Epping Road is mitigated by durable materials in order to satisfy the requirements for habitable rooms under Clause 102 subdivision 3 of State Environmental Planning Policy (Infrastructure) 2007.

The RMS requires the development to be acoustically designed to meet appropriate internal noise requirements through property setbacks, site and architectural treatments. Please note noise walls are not supported by the RMS as noise mitigation can be best achieved through land use planning measures and building design.

10. All works associated with the proposed development shall be at no cost to the RMS.

Further enquiries on this matter can be directed to the nominated Senior Landuse Planner – Andrew Popoff on phone 8849 2180 or via an email at Andrew.Popoff@rms.nsw.gov.au

Yours faithfully



Chris Goudanas
Land Use Planning and Assessment Manager
Transport Planning, Sydney Region

22 February 2013

RMS Ref: RDC 10M2083 vol 3 SYD10/00787/03
Contact: Angela Malloch T 8849 2041
DoP Ref: MP10_0112 and MP10_0113



Transport
Roads & Maritime
Services

Director
Metropolitan and Regional Projects South
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Jodie Leeds

**PREFERRED PROJECT REPORT FOR MIXED USE DEVELOPMENT
110-114 HERRING ROAD, MACQUARIE PARK**

Dear Sir/Madam,

Reference is made to your correspondence concerning the abovementioned development application which was referred to the Roads and Maritime Services (RMS) for comment in accordance with the State Environmental Planning Policy (Infrastructure) 2007 and section 138 of the Roads Act, 1993.

RMS has reviewed the preferred project report and provides concurrence under section 138 of the Roads Act, 1993. RMS has the following conditions to be included in the Department's conditions of approval:

1. RMS supports a connection to Epping Road at the western end of the site; RMS provides concurrence to a left in only into the site from Epping Road. To facilitate a left in only access the proponent is required to construct a deceleration lane.

The proposed deceleration lane along Epping Road shall be designed to meet RMS's requirements, and endorsed by a suitably qualified practitioner.

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

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

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The developer may be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the Works Authorisation Deed (WAD) will need to be executed prior to RMS's assessment of the detailed civil design plans.

2. The proposed development should be designed such that road traffic noise from Epping Road is mitigated by durable materials in order to satisfy the requirements for habitable rooms under Clause 102 subdivision 3 of State Environmental Planning Policy (Infrastructure) 2007.

RMS requires the development to be acoustically designed to meet appropriate internal noise requirements through property setbacks, site and architectural treatments. Please note noise walls are not supported by RMS as noise mitigation can be best achieved through land use planning measures and building design.

3. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004 and AS 2890.2 – 2002 for heavy vehicle usage.
4. Provision for building maintenance vehicles and removalists shall be provided on-site.
5. All vehicles shall enter and leave the site in a forward direction.
6. All vehicles shall be wholly contained on site before being required to stop.
7. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Epping Road.
8. 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.
9. All works associated with the proposed development shall be at no cost to RMS.

Should you require any further clarification in relation to this matter, please call the contact officer named at the top of this letter.

Yours faithfully



Owen Hodgson
Senior Land Use Planner
Transport Planning Section

27 March 2012