



**Transport
for NSW**



PCU057303

Ms Amy Watson
Department of Planning and Environment
22-33 Bridge Street Sydney NSW 2000

Attention: Matthew Rosel

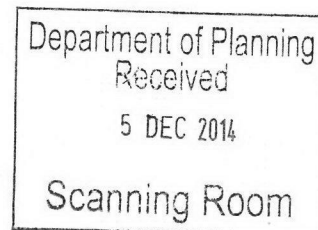
Dear Ms Watson

**Exhibition to Modify the Concept Plan for Residential Flat Development at 5
Whiteside Street and 14-16 David Avenue North Ryde (MP10_0165 MOD1)**

Thank you for your letter received 20 November 2014 regarding the above. Please accept this letter as the Transport for NSW response to the subject proposal.

Overall TfNSW raises no objection to the subject development proceeding. The following clarifying comments are provided:

- The revised traffic generation rates of 31 AM peak hour trips and 25 PM peak hour trips using RMS Technical Direction TDT2013/04a is noted.
- Schedule 3 Condition 10 development of a sustainable travel plan is supported overall. The merit of introducing a dedicated community bus between this location and Macquarie Park Station is questioned when there are frequent regular bus services available on Epping Road in conjunction with the availability of the nearby pedestrian bridge outside Epping Boys High School to provide a grade separated crossing of Epping Road.
- Schedule 3 Condition 15, review of pedestrian and bicycle network to Macquarie Park Station is noted. In particular TfNSW requests that attention is given to what appears from aerial photographs to be a 'missing link' of a formed footpath network from this development site to the commencement of a formed footpath about 120 metres to the West of the Epping Boys High School Pedestrian Bridge. The commitment to implement recommendations is noted.



It is suggested that the proximity of the proposed development to future Corridor 7 Parramatta to Macquarie Park Corridor / Eastwood County Road Corridor as noted on page 210 of the Transport for NSW *Long Term Transport Master Plan* is noted in the Local Area Traffic Management Study. The following modification (in underlining) to Schedule 3 *Future Environmental Assessment Requirements* Section 1 *Building Design* sub section 'e' is suggested:

The future development application shall include an acoustic assessment that demonstrates how the proposed development will comply with Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning, 2008). In assessing the source of noise sources consideration must be given to the proposed Parramatta to Macquarie Park Corridor (Eastwood County Road) as well as Epping Road.

Thank you again for the opportunity of providing advice for the subject proposal. If you require clarification of any issue raised, please don't hesitate to contact Tim Dewey, Senior Transport Planner on 8202 2188.

Please note for future reference; when sending proposals to TfNSW via email, could you kindly use the following email address: development@transport.nsw.gov.au

Yours sincerely



Mark Ozinga
**Manager Land Use Development & Planning
Planning & Programs**

3/12/14

Objective Reference CD14/21643