



8 August 2016

Our Reference: SYD12/00165/05 (A14023909)  
DP&E Ref: MP09\_0216 MOD 2

Team Leader  
Key Sites Assessments  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Brendon Roberts

**SECTION 75W MODIFICATION APPLICATION TO THE CONCEPT PLAN FOR A MIXED-USE DEVELOPMENT – SHEPHERDS BAY, MEADOEBANK**

Dear Sir/Madam,

Reference is made to the Department of Planning and Environment (DP&E) letter dated 7 July 2016, regarding the abovementioned modification application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime has reviewed the submitted documentation and provides the following comments for your consideration in the determination of the application:

1. Roads and Maritime provides “in-principle” approval to the proposed access on Church Street for service vehicle access only.

The proposed access shall be designed to Roads and Maritime requirements, AUSTRROADS and Australian standards and endorsed by a suitably qualified practitioner. The certified copies of the civil design plans shall be submitted to Roads and Maritime for review and approval prior to the release of Construction Certificate by the Principal Certifying Authority and commencement of road 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.

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.

2. Roads and Maritime requests that the intersection of Bowden Street/Constitution Road to be signalised prior to the release of an Occupancy Certificate for Stage 3 of the development.

**Roads and Maritime Services**

Roads and Maritime had previously required that the necessary warrants be met before the signals are implemented however given the traffic flows, pedestrian flows and safety concerns, Roads and Maritime requires to ensure the timely implementation of the signals at this site.

Any inquiries in relation to this application can be directed to Zhaleh Alamouti on 8849 2331 or by email at [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au)

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pahee Rathan', written in a cursive style.

Pahee Rathan  
**Senior Land Use Planner**  
**Network and Safety Section**



Mr Brendon Roberts  
A/Team Leader  
Key Sites Assessments  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

**Attention:** Matthew Rosel

Dear Mr Roberts

**Exhibition of a Section 75W Modification Application – Shepherds Bay,  
Meadowbank and Ryde (MP09\_0216 MOD 2)  
Preferred Project Report**

Thank you for your letter dated 9 July 2016 requesting Transport for NSW (TfNSW) comment on the above.

TfNSW comments are provided below.

**Proposed Intersection and Access Arrangements**

Comment

The following comments are provided in relation to the proposed intersection and access arrangements.

- The sight distance for vehicles entering the slip lane would have less than standard sight distance to vehicles accessing the loading dock. Vehicles leaving the loading dock would also have less than standard sight distance to vehicles entering Well Street from the slip lane. This arrangement is likely to increase crashes in the vicinity of the Stage A development;
- The proposed development provides access to the carpark via the Porter Street/The Loop Road/Parsonage Street roundabout. The vehicles exiting the car park would have sight lines obscured by vehicles queuing to enter the car park. This arrangement may increase crashes at the Porter Street/The Loop Road/Parsonage Street intersection; and

- The safety of the proposed pedestrian access arrangements to the Stage A development provided in the Preferred Project Report needs to be assessed for the following:
  - Adequacy of the crossing width; and
  - Safety of proposed crossing locations.

#### Recommendation

TfNSW requests that the applicant be conditioned to undertake a Stage 2 (Concept Plan) Road Safety Audit to address the safety issues associated with access and pedestrian/cyclist safety.

#### **Loading Dock Access Management**

##### Comment

Vehicles accessing the loading dock would have the potential to queue along Church Street. Any delays caused by queuing vehicles at the loading dock would have the potential to impact on general traffic and bus operation along Church Street.

##### Recommendation

TfNSW requests that the applicant be conditioned to prepare a loading dock access management plan in consultation with Roads and Maritime Services and City of Ryde Council with the objective of ensuring that queuing does not occur on Church Street.

#### **Development near Rail Corridors and Busy Roads**

##### Comment

The proposed development is located in close proximity to a busy classified road.

##### Recommendation

TfNSW requests that the applicant be conditioned to design and construct the development in accordance with the *'Development Near Rail Corridors and Busy Roads – Interim Guideline'* (2008) prepared by DP&E.

#### **Construction Traffic Management**

##### Comment

The construction of proposed development is planned to occur adjacent to a major road corridor. In addition the roundabout at Constitution Road/Bowden Street is planned to be removed and replaced with traffic signals prior to Stage 6 commencing. TfNSW requests that bus services for Meadowbank Interchange and Meadowbank Ferry Wharf (namely bus routes 507, 513 and N80) are not impacted throughout construction.

## Recommendation

TfNSW requests that the applicant be conditioned to prepare a Construction Traffic Management Plan (CTMP) in consultation with City of Ryde Council, Roads and Maritime Services and TfNSW.

## **Road Occupancy Licence**

### Comment

A Road Occupancy Licence (ROL) must be obtained from the Transport Management Centre (TMC) for any activity likely to impact on the operational efficiency of the road network.

### Recommendation

TfNSW requests that the applicant be conditioned to obtain a Road Occupancy Licence for any activity likely to impact on the operational efficiency of the road network.

## **Conditions of Consent**

Recommended Conditions of Consent are provided in **TAB A** for the above development application.

Thank you again for the opportunity of providing advice for the Preferred Project Report. If you require clarification of any issue raised, please don't hesitate to contact Para Sangar, Senior Transport Planner, Land Use Planning and Development on 8202 2672.

Yours sincerely



9/8/16

Mark Ozinga

**Principal Manager, Land Use Planning and Development  
Freight, Strategy and Planning**

CD16/09891

## **TAB A – Recommended Conditions of Consent**

### **Proposed Intersection and Access Arrangements**

Prior to the issue of the Construction Certificate, the applicant shall undertake a Stage 2 (Concept Plan) Road Safety Audit in accordance with Austroads Guide to Road Safety Part 6: Road Safety Audit by a TfNSW accredited road safety auditor for the following:

- Proposed access to the loading dock off Church Street;
- Access to the carpark via Porter Street/The Loop Road/Parsonage Street roundabout; and
- Proposed pedestrian crossing locations around the Stage A development.

Based on the results of the road safety audit, the applicant shall review the design drawings and implement safety measures as required.

### **Loading Dock Access Management**

Prior to the issue of the Occupation Certificate, the applicant shall prepare a loading dock access management plan in consultation with Roads and Maritime Services and City of Ryde Council with the objective of ensuring that queuing does not occur on Church Street.

### **Development near Rail Corridors and Busy Roads**

The applicant shall design and construct the development in accordance with the '*Development Near Rail Corridors and Busy Roads – Interim Guideline*' (2008) prepared by DP&E.

### **Construction Traffic Management Plan**

Prior to the commencement of any works on the site, a Construction Traffic Management Plan (CTMP) prepared by a suitably qualified person shall be submitted to the Principal Certifying Authority (PCA). The Plan must be prepared in consultation with City of Ryde Council, Roads and Maritime Services and TfNSW. The CTMP should specify any potential impacts to traffic, pedestrian, cyclists and bus services within the vicinity of the proposed site from construction vehicles during construction. Any potential impacts to pedestrian access or public transport infrastructure including bus stops should also be specified in the CTMP.

The CTMP shall include the cumulative construction impacts of all the projects adjacent to the site. The Applicant shall submit a copy of the CTMP to City of Sydney Council, prior to the commencement of work.

## **Road Occupancy Licence**

A Road Occupancy Licence (ROL) must be obtained from the Transport Management Centre (TMC) for any activity likely to impact on the operational efficiency of the road network. The ROL allows the applicant to use a specified road space at approved times, provided certain conditions are met.

The applicant must allow a minimum of 10 working days for processing from date of receipt. Traffic Control Plans are to accompany each ROL application.