

Mr Matthew Rosel
Consultant Planner
Key Sites Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Mr Rosel

**Exhibition of a Section 75W Modification Application – Shepherds Bay,
Meadowbank and Ryde (MP09_0216 MOD 2)
Response to Submissions**

Thank you for your email message dated 12 September 2016 requesting Transport for NSW (TfNSW) comment on the above.

Based on the applicant's response to submissions, TfNSW has no further comment on the following as the applicant has agreed the TfNSW suggested conditions consent with minor changes.

- Proposed intersection and access arrangements;
- Development near rail corridors and busy roads;
- Construction traffic management; and
- Road occupancy licence.

The Response to Submission states that a loading dock management plan was provided as part of the Traffic Impact Assessment (TIA) for Stage A, which has been submitted as part of the modification application. It is considered that a further plan is not necessary. TfNSW advises that the loading dock management plan provided in the TIA is subject to change with tenants' requirements. Therefore, TfNSW requests that the applicant be conditioned to update the loading dock management plan prior to the issue of the Occupation Certificate 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.

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

A handwritten signature in black ink, appearing to be 'M. Ozinga', enclosed within a circular scribble.

30/9/16

Mark Ozinga
Principal Manager, Land Use Planning and Development
Freight, Strategy and Planning

CD16/13643