

RTA Ref: RDC I0M947v2 SYD10/00407
Contact: Angela Malloch T 8849 2041
DoP Ref: MP10_0037



SRDAC

**SYDNEY
REGIONAL
DEVELOPMENT
ADVISORY
COMMITTEE**

Director
Metropolitan Projects
Department of Planning
GPO Box 39
SYDNEY NSW 2000

Department of Planning
Received
20 DEC 2010
Scanning Room

Attention: Luke Murtas

**EXHIBITION OF CONCEPT PLAN APPLICATION FOR RESIDENTIAL DEVELOPMENT
1-9 ALLENGROVE CRESCENT, 116a-122b EPPING ROAD AND 259-263 LANE COVE ROAD,
NORTH RYDE**

Dear Sir/Madam

Reference is made to your correspondence dated 30 November 2010 concerning the abovementioned Major Project which was referred to the Roads and Traffic Authority (RTA) for comment in accordance with Clause 104 of State Environmental Planning Policy (Infrastructure) 2007. I wish to advise that the Sydney Regional Development Advisory Committee (SRDAC) considered the traffic impact of this application at its meeting on 15 December 2010.

1. 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.

Reason: To allow safe vehicular entry and exit.

2. The applicant is required to upgrade the footpath along the site's frontage to Lane Cove Road and Allengrove Road to match the existing works recently undertaken by the RTA along the Epping Road off-ramp.

Reason: Improve pedestrian safety

3. Subject to Local Traffic Committee approval the RTA suggests a pedestrian refuge at the intersection of Allengrove Crescent and Lane Cove Road.

Reason: To increase pedestrian safety as the development is increasing vehicular traffic into Allengrove Road.

4. The RTA supports the use of Car share vehicles being provided within Allengrove Crescent.



5. A construction zone for demolition and construction vehicles is not permitted on Lane Cove Road or the Epping Road off-ramp.

Reason: To reduce the impact on the State Road Network

6. All redundant driveways along Lane Cove Road and Epping Road off-ramp shall be removed and replaced with kerb and gutter to match existing. The design and construction of the gutter crossing off Lane Cove Road and Epping Road off ramp shall be in accordance with RTA requirements. Details of these requirements should be obtained from RTA's Project Services Manager, Traffic Projects Section, Parramatta.

Detailed design plans of the proposed gutter crossing are to be submitted to the RTA for approval prior to the issue of the Construction Certificate and commencement of any road works.

It should be noted that a plan checking fee (amount to be advised) and lodgement of a performance bond may be required from the applicant prior to the release of the approved road design plans by the RTA.

Reason: To comply with RTA requirements.

7. The proposed development should be designed such that road traffic noise from Lane Cove Road and Epping Road is mitigated by durable materials, in accordance with Environmental Protection Authority (EPA) criteria for new land use developments (The Environmental Criteria for Road Traffic Noise, May 1999). The RTA's Environmental Noise Management Manual provides practical advice in selecting noise mitigation treatments.

Reason: To comply with EPA requirements.

8. All works associated with the proposed development shall be at no cost to the RTA.

Reason: To comply with RTA requirements.

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



Chris Goudanas
Chairman, Sydney Regional Development Advisory Committee

16 December 2010