

Our Ref: RDC 08M1738 Vol 2 – SYD08/00287  
Your ref: MP09\_0162  
Contact: Ravi Ravindra  
Phone: 8849 2540

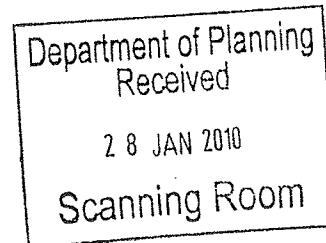
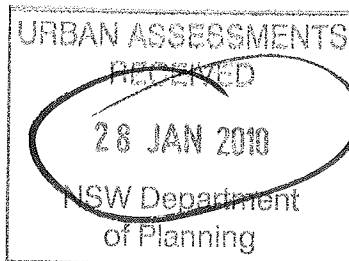


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→ AS  
RTA 28/1  
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Send to Martin  
KS  
28/1

Director  
Metropolitan Projects  
NSW Department of Planning  
23-33 Bridge Street  
Sydney NSW 2000

Attention: Andrew Smith



**CONSTRUCTION OF A RESIDENTIAL DEVELOPMENT AT 14-18 BOONDAH ROAD, WARRIEWOOD – CONCEPT PLAN – DIRECTOR GENERAL'S REQUIREMENTS.**

Dear Sir / Madam,

I refer to your letter of 10 December 2009 (Ref: MP09\_0162) requesting the Roads and Traffic Authority (RTA) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General's Environmental Assessment (EA) requirements.

The RTA would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. It is noted that the Metropolitan Strategy has designated Mona Vale as a Town Centre and a focal point for regional transport connections and jobs growth. It is important that the development of the proposed residential development takes into consideration, and contributes to the achievement of, transport objectives contained in this and other high-level NSW Government strategies.

These strategies include the NSW State Plan and draft North East Subregional Strategy. These policies share the aims of increasing the use of walking, cycling and public transport; appropriately co-locating new urban development with existing and improved transport services; and improving the efficiency of the road network.

By addressing both the supply of transport services and measures to manage demand for car use, the EA report should demonstrate how users of the proposed residential development, will be able to make travel choices that support the achievement of relevant State Plan targets.

2. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required).

The key intersections to be examined / modelled include:

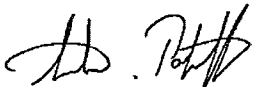
- McPherson Street / Boondah Road
- McPherson Street / Warriewood Road
- Pittwater Road / Warriewood Road
- Pittwater Road / Jacksons Road
- Boondah Road / Jacksons Road

Roads and Traffic Authority

3. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
4. Proposed number of car parking spaces and compliance with the appropriate parking codes.
5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
6. The RTA requires the EA report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (eg 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.
7. The RTA will require in due course the provision of a traffic management plan for all demolition / construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.
8. The EA should address the provision of public benefit, services and infrastructure having regard to Council's Section 94 Contributions Plan, and provide details of any Planning Agreement or other legally binding instrument proposed to facilitate development.
9. The EA must include details regarding the staging of the proposed development including the provision and timing of all required infrastructure works.

Any inquiries in relation to this development application can be directed to the nominated Land Use & Transport Planner, Ravi Raveendra on telephone (02) 8849 2540 or facsimile (02) 8849 2918.

Yours sincerely



Andrew Popoff  
A/Senior Land Use Planner  
Transport Planning, Sydney Region

20 January 2010