

Your Reference: S08/00149
Our Reference: RDC 10M1872 Vol 2 SYD11/00001/01
Contact: Dianne Rees
Telephone: 8849 2237

SRDAC

**SYDNEY
REGIONAL
DEVELOPMENT
ADVISORY
COMMITTEE**

The Manager - Industry
Mining and Industry Projects
GPO Box 39
SYDNEY NSW 2001

Attention: Emma Barnett

**ELF MUSHROOM FARM AT 521 THE NORTHERN ROAD, LONDONDERRY AND
SUBSTRATE PLANT AT 108 MULGRAVE ROAD, MULGRAVE
MAJOR PROJECT – MP 08_0255**

Dear Sir/Madam

I refer to your letter of 13 December 2010 (Department Ref: MP 08_0255), 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 27 January 2011.

Should the Department approve the application, the Committee and the RTA have provided the following requirements for incorporation into the determination:

1. The proposed entry/egress to the Londonderry site on The Northern Road shall be designed and constructed as a 'Type CHR' Rural Intersection in accordance with Austroads 'Guide to Traffic Engineering Practice – Part 5: Intersections at Grade', is to meet the RTA's Road Design Guide requirements and other Australian Codes of Practice, and be endorsed by a suitably qualified practitioner. The certified copies of the civil design plans shall be submitted to the RTA for consideration and approval prior to the release of a Construction Certificate by the Principal Certifying Authority and commencement of road works.

The RTA fees for administration, plan checking, civil works inspections and project management shall be paid by the developer prior to the commencement of works.

2. The developer may be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works on the Northern Road. Please note that the Works Authorisation Deed (WAD) will need to be executed prior to the RTA's assessment of the detailed civil design plans.
3. A Road Occupancy Licence should be obtained from the RTA for any works that may impact on traffic flows on The Northern Road during construction activities.
4. All vehicles are to enter and leave the sites in a forward direction.



5. All construction vehicles are to be contained wholly within the sites and vehicles must enter the sites before stopping. A construction zone will not be permitted on The Northern Road
6. All works/regulatory signposting associated with the proposed developments are to be at no cost to the RTA.

Property Requirements:

Site A - 521 The Northern Road, Londonderry

The subject property is affected in the manner shown by red colour on the attached plan (Labelled Site A) by a Road Widening Order under Section 25 of the *Roads Act, 1993*, as published in Government Gazette No: 133 of 19 November 1971.

The Roads and Traffic Authority (RTA) has no objections to the proposed development on property grounds provided any new buildings or structures are erected clear of the land reserved for road widening.

Site B - 108 Mulgrave Road, Mulgrave

The Roads and Traffic Authority (RTA) has no objections to the proposed development on property grounds provided any new buildings or structures are erected clear of the Road Reserve for Hawkesbury Valley Way.

It is noted that there is a drainage line that crosses Hawkesbury Valley Way to access a proposed extended reed bed/wetlands east of the development site. The RTA has no objection to the drainage line and connections to the existing reed bed/wetlands provided that the inlet and outlet for the connection are located clear of the Hawkesbury Valley Way road reserve. Further to the above, the reed bed/wetlands area is not to be extended into the Hawkesbury Valley Way road reserve.

No works will be permitted within the Hawkesbury Valley Road Reserve without Section 138 approval under the *Roads Act, 1993*. Any future works would require further investigation and consideration subject to detailed design and surveillance.

Advisory Comments:

In addition to the above, the RTA provides the following advisory comments to the Department for its consideration in the determination of the development application.

1. The swept path of the longest vehicle entering and exiting the subject sites, as well as manoeuvrability through the sites, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed developments comply with this requirement.
2. The layout of the proposed car parking areas associated with the subject developments (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.
3. The car parking provision is to be to the Department's satisfaction.

In accordance with State Environmental Planning Policy Infrastructure, it is essential that a copy of the Department's Determination on the proposal (Conditions of Consent if approved) is forwarded to the Committee/RTA at the same time it is sent to the developer.

Any inquiries in relation to this development application can be directed to Dianne Rees on telephone 8849 2237.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Chris Goudanas', written in a cursive style.


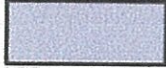
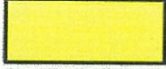









Chris Goudanas
Chairman, Sydney Regional Development Advisory Committee
Land Use Planning and Assessment Manager

8 March 2011




PIMS COLOUR LAYERS

COLOURS TO BE USED ONLY AS DESIGNATED

POLYGON UNDERLAY LAYER

	1	To Be Acquired
	2	Purchased
	3	Dedicated Public Road By Deposited Plan
	4	Declared Public Reserve
	5	Easements
	14	Residue Polygon
	20	Water/ Lot Highlight
	26	R.T.A. Dedicated As Public Road
	27	Land for Govt function eg. TSR
	28	Admin site owned by RTA
	29	Admin site leased by RTA
	30	Land possibly affected or abandoned

TEXT LAYERS





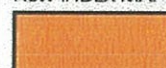



	13	Text
	17	Text
	23	Text

BOUNDARY LINE LAYERS

	19	Boundary
	8	Boundary
	18	Boundary
	10	Boundary
	12	Boundary
	9	Boundary
	24	Boundary
	25	Strata Boundary
	6	Residue Boundary
	7	Join Lines / Realignment Bay
	15	Property Link Line
	16	Lines

MISCELLANEOUS

C.A.R./FREEWAY/TOLLWAY DECLARATION

	11	Declared C.A.R.
	21	Declared Freeway
	22	Declared Tollway
	35	Declared Transitway
NSW INDEX MAP DECLARATION PROJECT		
	31	C.A.R. Declared
	32	FREEWAY Declared
	33	TOLLWAY Declared
	34	NOT Declared

SPECIAL LAYERS FOR REGIONAL INFO

	46	Prop Ing No.'s / Pencil Notes / D.O.P. Land
	47	L.E.P. No's and Notes
	48	Concept Boundaries and Notes
	49	D.A.'s / Region Sketch No.'s
	50	Miscellaneous Info

For Regional Use only as designated

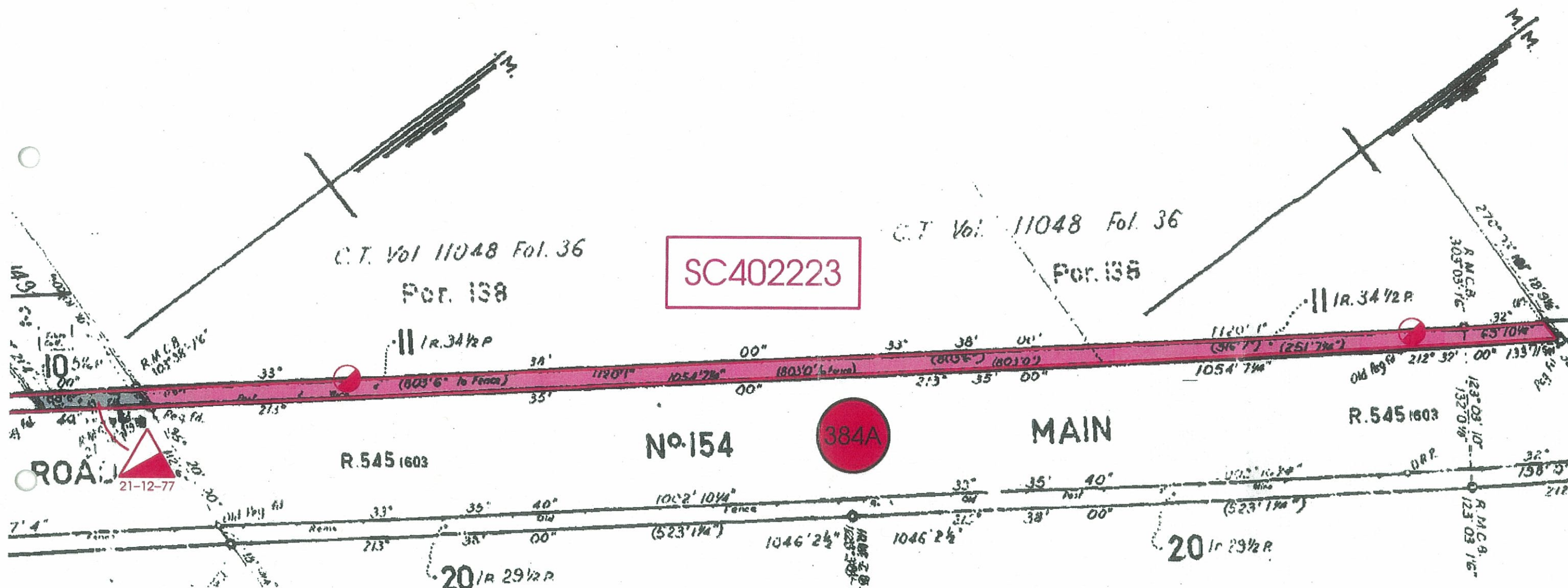


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IMAGE : cvcht_colour.doc DATE : 29-MAY-2008

DATED: 17-3-1999 cvcht_colour



MRS D.C. GILBERT
492.1448

DP 873785

SITE B

CURTIS

DP 979731

DP 771652

DP 736138
15

DP 736138
14

DP 610341

14

BLACKTOWN

DP 736138

MULGRAVE RAILWAY STATION
STATION MASTER'S COTTAGE

MULGRAVE

RAILWAY

MULGRAVE STATION
MULGRAVE RAILWAY STATION

RICHMOND

RTA
2977
No. 124
MULGRAVE ROAD

SD903936



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