

11 August 2011

Michael Woodland
Director, Metropolitan Projects
Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Jane Flanagan

**Environmental Assessment – Residential Development – 5 Whiteside Street and 14-16
David Avenue, North Ryde (MP10_0165)**

I refer to your letter dated 4th August 2011 seeking comments on the Environmental Assessment for the construction of residential development comprising four buildings at the abovementioned location. State Transit appreciates this opportunity to provide input on the matter.

State Transit has reviewed the Environmental Assessment Report, and does not object to the proposal. However, we do have concerns that relate to:

1. on site parking – State Transit appreciates the theory that by limiting off-street parking provisions the development will attract buyers with low levels of private car dependency or those seeking to make use of public transport services. However, State Transit considers this to only be appropriate where the surrounding local road network has appropriate restrictions in place to limit on-street parking. Given the low density housing that surrounds the site with little or no parking controls, it seems likely that limiting parking within the development will do little to detract from private vehicle usage. As such, State Transit would question in this instance whether this strategy is appropriate for this development, particularly when the previous traffic study and modeling undertaken by Traffix for the Macquarie park precinct, suggests a significant growth in motor vehicles generated into the precinct.
2. Section 5.2 of the report suggests the inclusion of an indented bus bay on Epping Road. This arrangement would need to be considered by the RTA and its use approved by State Transit. It should be mentioned from a design perspective that the bay would need to be approximately 50 metres in length to cater for the current level of bus services.
3. State Transit will require in due course a copy and an opportunity to provide input into the construction traffic management plan.

Should you require further information I can be contacted on 9245 5750 or by e-mail
brian_mander@sta.nsw.gov.au

Yours sincerely



Brian Mander
Manager
Traffic and Service Planning

