

RTA Ref: RDC 10M2083 vol 2 SYD10/00787/02
Contact: Angela Malloch T 8849 2041
DoP Ref: MPI0_0112 and MPI0_0113

SRDAC

**SYDNEY
REGIONAL
DEVELOPMENT
ADVISORY
COMMITTEE**

Director
Metropolitan and Regional Projects South
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Jodie Leeds

**EXHIBITION OF MIXED USE DEVELOPMENT
110-114 HERRING ROAD, MACQUARIE PARK**

Dear Sir/Madam,

Reference is made to your correspondence concerning the abovementioned development application which was referred to the Roads and Traffic Authority (RTA) for comment in accordance with the 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 7 September 2011.

Below are the Committee's recommendations and RTA's comments on the subject application:

1. The RTA does not grant concurrence under section 138 of the Roads Act 1993 to the proposed vehicular access on Epping Road.
2. The RTA has declared a strip of land for road along Epping Road frontage, as shown by grey colour on the attached plan. The RTA has no other approved proposal that requires any part of the subject property for road purposes.
3. The proposed development should be designed such that road traffic noise from Epping Road is mitigated by durable materials in order to satisfy the requirements for habitable rooms under Clause 102 subdivision 3 of State Environmental Planning Policy (Infrastructure) 2007.

The RTA requires the development to be acoustically designed to meet appropriate internal noise requirements through property setbacks, site and architectural treatments. Please note noise walls are not supported by the RTA as noise mitigation can be best achieved through land use planning measures and building design.

Roads and Traffic Authority
ABN 64 480 155 255



27-31 Argyle Street,
Parramatta NSW 2150

PO Box 973 Parramatta CBD NSW 2124
DX 28555 Parramatta

T 131 782

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4. 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.
5. Provision for building maintenance vehicles and removalists need to be provided on-site.
6. All vehicles shall enter and leave the site in a forward direction.
7. All vehicles shall be wholly contained on site before being required to stop.
8. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Epping Road.
9. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council prior to the issue of a Construction Certificate.
10. All works associated with the proposed development shall be at no cost to the RTA.

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

14 September 2011

