

Your Reference: MPI0_0154
Our Reference: RDC 10M2375 – SYD11/00975
Contact: Stella Qu
Telephone: 8849 2520

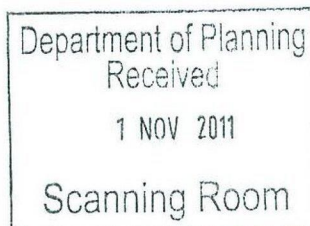
SRDAC

**SYDNEY
REGIONAL
DEVELOPMENT
ADVISORY
COMMITTEE**



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

Attention: Mark Schofield



**PROPOSED RESIDENTIAL REDEVELOPMENTS AT 21-31 EDWIN STREET, 16-22 BENNETT STREET,
1 NORTHCOTE STREET AND 14-22 HILLY STREET MORTLAKE**

Dear Sir/Madam,

I refer to the Department of Planning & Infrastructure's (DP&I) letter received by the RTA on 7 October 2011 (Ref: MPI0_0154) regarding the abovementioned application, which was referred to the Roads and Traffic Authority (RTA) for comment.

I wish to advise that the Sydney Regional Development Advisory Committee (SRDAC) discussed the proposed development at its meeting held on 19 October 2011 and provides the following advisory comments:

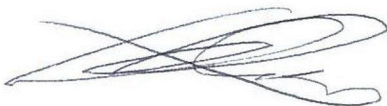
1. The traffic report lacks the details of the proposed accesses to the subject site. The details of the proposed accesses should be referred to DP&I and Council for review and approval.
2. "No stopping" signs shall be installed on the either side of the proposed driveways. The proposed signposting shall be referred to Council's Local Traffic Committee Meeting for review and approval.
3. The details of the proposed upgrading to the existing bus stop in Whittaker Street should be referred to Council and State Transit Authority (STA) for review and approval.
4. The swept path of the longest vehicle (including garbage trucks) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS, AS 2890.1-2004 and AS 2890.2 – 2002. In this regard, a plan shall be submitted to DP&I for approval, which shows that the proposed development complies with this requirement.
5. The number of off-street car parking spaces and bicycle storage area should be provided to DP&I's satisfaction.



6. 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, AS 2890.2 – 2002, and AS 2890.6 – 2009. It is noted that no layout of the proposed car parking areas is submitted,
7. The proposed development will generate and attract additional pedestrian and cyclist movements in the vicinity of the site. Consideration should be given to the provision of pedestrian and cyclist facilities as part of the development application.
8. It is strongly recommended that the developer provide any sustainable initiatives and measures such as Travel Access Guide (TAG) which will reduce car dependency and the increased use of sustainable modes of travel including the use of buses, bicycles and walking.
9. It is strongly recommended that Transport NSW and the State Transit Authority (STA) be consulted to determine if additional bus services can be provided or rerouted to this development to achieve a reasonable mode shift to public transport.
10. AS 2890.1 - 2004, Clause 3.3 (a) for property line / building alignment / pedestrian path, permits a maximum gradient of 1 in 20 (5%) between edge of frontage road and the property line, building alignment or pedestrian path for at least the first 6 metres into the car park. Council should ensure that the gradients provided for the development complies with AS 2890.1 - 2004.
11. Clear sight lines shall be provided at the property boundary line to ensure adequate visibility between vehicles leaving the car park and pedestrians along the frontage road footpath in accordance with Figure 3.3 of AS 2890.1 - 2004 for light vehicles and AS 2890.2 - 2002 for heavy vehicles.
12. All vehicles are to enter and leave the site in a forward direction.
13. All vehicles should be wholly contained on site before being required to stop.
14. 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.
15. All works/regulatory signposting associated with the proposed development are to be at no cost to the RTA.

Any inquiries in relation to this development application can be directed to Stella Qu on telephone 8849 2520.

Yours sincerely



Chris Gaudanas
Chairman, Sydney Regional Development Advisory Committee

27 October 2011