

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

Attention: Jodie Leeds

**PREFERRED PROJECT REPORT FOR 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 Maritime Services (RMS) for comment in accordance with the State Environmental Planning Policy (Infrastructure) 2007 and section 138 of the Roads Act, 1993.

RMS has reviewed the preferred project report and provides concurrence under section 138 of the Roads Act, 1993. RMS has the following conditions to be included in the Department's conditions of approval:

1. RMS supports a connection to Epping Road at the western end of the site; RMS provides concurrence to a left in only into the site from Epping Road. To facilitate a left in only access the proponent is required to construct a deceleration lane.

The proposed deceleration lane along Epping Road shall be designed to meet RMS's requirements, and endorsed by a suitably qualified practitioner.

The submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant RMS supplements (available on www.rms.nsw.gov.au). The certified copies of the civil design plans shall be submitted to RMS for consideration and approval prior to the release of a construction certificate by the appointed Private Certifier or Council and commencement of road works.

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

Roads and Maritime Services

The developer may be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works. Please note that the Works Authorisation Deed (WAD) will need to be executed prior to RMS's assessment of the detailed civil design plans.

2. 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.

RMS 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 RMS as noise mitigation can be best achieved through land use planning measures and building design.

3. 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.
4. Provision for building maintenance vehicles and removalists shall be provided on-site.
5. All vehicles shall enter and leave the site in a forward direction.
6. All vehicles shall be wholly contained on site before being required to stop.
7. 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.
8. 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.
9. All works associated with the proposed development shall be at no cost to RMS.

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



Owen Hodgson
Senior Land Use Planner
Transport Planning Section

27 March 2012