



Appendix No. 8

Roads and Traffic Authority Comments (July 2009)

Our Reference:
Contact:
Telephone

CAC 09M868
Andrew Popoff
8849 2180



The General Manager
The Hills Shire Council
DX 8455
Castle Hill

Attention: Andrew King

**PRE DA: PROPOSED UPGRADE OF SITE ACCESS ARRANGEMENTS AT 370
OLD NORTHERN ROAD, CASTLE HILL**

Dear Andrew,

I refer to your email of 19 June 2009 requesting pre-development application advice from the Roads and Traffic Authority (RTA) with regard to the above-mentioned development proposal.

The RTA has reviewed Council's email and the Traffic Report from Varga Traffic Planning Pty Ltd and advises that the following comments are to be taken into consideration should a development application be submitted to Council:

1. Due to the proximity of the proposed access to the intersection of Old Northern Road / Private Road, the RTA raises serious concerns with a proposal to allow right turn movements out of the site in the form of a "half seagull".

In addition, the proposed "half seagull" arrangement as depicted within the Traffic Report reduces the storage provision for the right turn movements into the Private Road.

2. The RTA would strongly encourage the developer to restrict vehicular access to left-in / left-out movements only from Old Northern Road.
3. The RTA would support / recommend the provision of a left turn deceleration lane into the site's access from Old Northern Road designed in accordance with the RTA's Road Design Guide.
4. The RTA would also support and recommend that consideration be given to providing a road link between this site and the residential subdivision (located immediately to the south) as this would facilitate vehicular access from both Old Northern Road and Heritage Park Drive.
5. Suitable provision must be made to ensure all vehicles enter and exit the site in a forward direction and that sight distance requirements comply with Austroads – Guide to Engineering Practice Part 5 – Intersections at Grade.
6. All works associated with the proposed development are to be at no cost to the RTA.

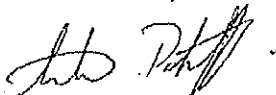
Roads and Traffic Authority

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It is emphasised that the comments provided above are informal and of a Pre-DA nature. They are not to be interpreted as binding upon the RTA and may change following formal assessment of a submitted development application from the appropriate consent authority.

Any inquiries on this matter can be directed to the undersigned on phone (02) 8849 2180 or facsimile (02) 8849 2918.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Andrew Popoff', with a stylized flourish at the end.

Andrew Popoff
A / Senior Landuse Planner
Transport Planning, Sydney Region

21 July 2009