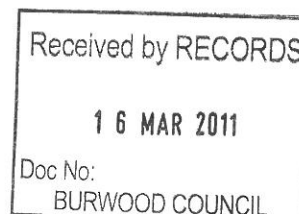


Our Reference:
Your Reference:
Contact:
Telephone:

RDCI0M2512a - SYD10/01044
DD.2010.211
Edmond Platon
8849 2906



The General Manager
Burwood Council
PO Box 240
BURWOOD NSW 1805



Attention: Rick Beers

**SUBMISSION OF ADDITIONAL INFORMATION
MIXED USE DEVELOPMENT AT 11, 13 & 15 DEANE STREET AND
20 GEORGE STREET, BURWOOD**

Dear Sir/Madam,

I refer to Council's letter of 8 March 2011 (Council Reference: DD.2010.211) concerning the additional information submitted regarding the abovementioned development application which was referred to the Roads and Traffic Authority (RTA) for further comment.

The RTA has reviewed the additional information and notes that all issues raised in the Sydney Regional Development Committee's letter dated 17 January 2011 (see attached) shall be addressed to the satisfaction of Council as all roads involved are under their care and control.

In accordance with State Environmental Planning Policy Infrastructure, it is essential that a copy of Council's determination on the proposal (conditions of Consent if approved) is forwarded to the Committee at the same time it is sent to the developer.

Any inquiries in relation to this development application can be directed to Edmond Platon, Assistant Planner on telephone 8849 2906.

Yours faithfully

A handwritten signature in black ink, appearing to read "Chris Goudanas".

Chris Goudanas
Land Use and Planning Assessment Manager

14 March 2011

Roads and Traffic Authority

Our Reference:
Your Reference:
Contact:
Telephone:

RDC 10M2512 SYD10/01044
DD.2010.211
Edmond Platon
8849 2906

SRDAC

**SYDNEY
REGIONAL
DEVELOPMENT
ADVISORY
COMMITTEE**

The General Manager
Burwood Council
PO Box 240
BURWOOD NSW 1805

Attention: Rick Beers

**MIXED USE DEVELOPMENT AT
11, 13 & 15 DEANE STREET AND 20 GEORGE STREET, BURWOOD**

Dear Sir/Madam,

I refer to Council's letter of 7 December 2010, (Council Reference: DD.2010.211) concerning the abovementioned development application which was referred to the Roads and Traffic Authority (RTA) for comment in accordance with Clause 104 of 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 17 December 2010.

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

1. Concern is raised with regard to the future operation of the intersection of Shaftesbury Road/George Street intersection which the traffic report indicates will be significantly over saturated following the development. Traffic management measures to mitigate the over saturation should be examined and provided to Council's satisfaction.

Any traffic management measures that may impact on the operation of signalised intersections on Shaftesbury Road or on any other roads will need to be referred to the RTA for approval and/or endorsement.

2. The provision of off-street car parking, bicycle storage and loading facility shall be provided to the satisfaction of Council.
3. The layout of the proposed car parking areas, loading docks and access driveway associated with the subject development (including, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, loading bay dimensions and parking bay dimensions) should be in accordance with AS2890.1 - 2004 and AS2890.2 - 2002 for large vehicles.



4. Safety concern is raised with regard to conflict between cars entering and exiting the car park and trucks reversing into the loading dock with restricted sight distance. Measures (such as convex mirrors, flashing lights and/or sirens) should be provided to resolve the safety concern to Council's satisfaction.
5. The proposed loading dock can only cater for one truck at any one time with a maximum length of 8.8 metres. Should the proposed loading dock be approved by Council, it is recommended that Council to include the following consent conditions:
 - a) Access to the loading dock shall be restricted to only one vehicle at any one time.
 - b) Vehicles longer than 8.8 metres are prohibited from accessing the subject site.
 - c) A Loading Dock Management Plan (LDMP) shall be prepared to Council's satisfaction and shall implement appropriate measures to prevent more than one vehicle accessing the loading dock at any one time. The LDMP may also include measures to mitigate the safety concern raised in Comment (4) above. The LDMP shall be submitted for approval, prior to the release of the Occupation Certificate.
6. A Demolition and Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council, for approval, prior to the issue of a construction certificate.
7. All works associated with the development are to be at no cost to the RTA.

In accordance with State Environmental Planning Policy Infrastructure, it is essential that a copy of Council's determination on the proposal (conditions of Consent if approved) is forwarded to the Committee at the same time it is sent to the developer.

Any inquiries in relation to this development application can be directed to Edmond Platon, Assistant Planner on telephone 8849 2906.

Yours faithfully



Chris Goudanas
Chairman, Sydney Regional Development Advisory Committee

17 January 2011