

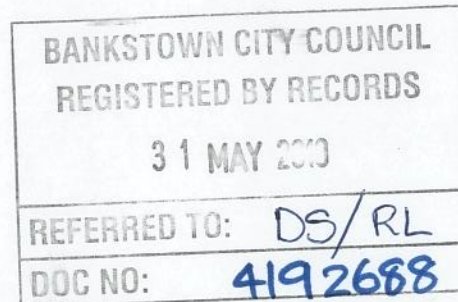
Your Reference:
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Contact:
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DA-361/2010
RDC 10M705-1 SYD10/00321
Aleks Tancevski
8849 2313

SRDAC

**SYDNEY
REGIONAL
DEVELOPMENT
ADVISORY
COMMITTEE**

General Manager
Bankstown City Council
PO Box 8
BANKSTOWN NSW 1885



Attention: Ray Lawlor

**CONSTRUCTION OF A WAREHOUSE AND DISTRIBUTION CENTRE FOR VEHICLE SPARE
PARTS AND CAR STORAGE INCLUDING ANCILLARY OFFICES
AT 24 MUIR ROAD, CHULLORA**

Dear Sir/Madam,

I refer to Council's letter dated 27 April 2010 (Council Ref: DA-361/2010) with regard to the above-mentioned development application, which was referred to the Roads and Traffic Authority (RTA) in accordance with Clause 104 and Column 2 of Schedule 3 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 development application at its meeting held on 19 May 2010.

The RTA also advises that this development application is not an '*Integrated Development*' under the *Environmental Planning and Assessment Act, 1979*. Consequently, the RTA cannot accept the payment of a fee for the assessment of this development application. As a result, the \$250 fee previously forwarded for this development is duly returned to Council for refund to the developer.

Below are the committee's recommendations and RTA comments for consideration in the determination of the development application:

1. It is noted that there is a high number of car parking spaces on site to cater for employees of the warehouse/distribution centre and ancillary office development. The traffic report indicates that the majority of the employees will be from the office component, (ie. 220 employees for the office component and 60 employees for the warehouse component). Council is to be satisfied that the proposed development meets Council's parking provisions on site and is in accordance with Council's Development Control Plan for car parking.
2. A detailed Work Place Travel Plan shall be developed and submitted to Council for review and endorsement prior to the release of the Occupation Certificate. This Work Place Travel Plan should assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (eg 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport. A detailed plan showing pedestrian and cyclist access and travel paths in the vicinity of the subject site shall be included as part of the Work Place Travel Plan.

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3. A Traffic Management Plan (TMP) is to be prepared and submitted to Council for approval, prior to the issue of a Construction Certificate for vehicles delivering spare parts from Port Botany. This TMP should include such details delivery vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.
4. It is noted that the number of heavy vehicles to/from the Waste Recycling Facility across Muir Road will be increased from 140 v/pd to 280 v/pd, with an additional 26 v/pd in the morning peak. The TMP will need to take into consideration the arrival times of these heavy vehicles to the Waste Recycling Facility site to avoid queuing of heavy vehicles in Muir Road to Council's satisfaction.
5. Car parking provision shall be to the Council's satisfaction.
6. The layout of the proposed parking areas associated with the proposed development (including driveway, ramp grades, aisle widths, aisle lengths, parking bay dimensions, sight distances and loading bays) should be designed in accordance with AS 2890.1 – 2004 and AS 2890.2 – 2002 for heavy vehicle usage.
7. 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.
8. The parking areas and entry/exit points need to be clearly delineated through line marking and signage to ensure smooth, safe traffic flow.
9. The swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the longest vehicle can access the site via the existing road network.
10. All vehicles are to enter and leave the subject site in a forward direction.
11. All vehicles should be wholly contained on site before being required to stop.
12. All loading and unloading shall occur on site.
13. The proposed turning areas are to be kept clear of any obstacles, including parked cars, at all times.
14. Appropriate street lighting shall be provided at the driveway entry and exit in order to provide adequate visibility at night.
15. 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 for approval, prior to the issue of a Construction Certificate.
16. All demolition and construction vehicles are to be contained wholly within the site and must enter the site before stopping.
17. The developer shall be responsible for all public utility adjustments/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.

18. All works / regulatory signposting associated with the proposed development shall be at no cost to the RTA.

In accordance with Clause 104(4) of State Environmental Planning Policy (Infrastructure) 2007, it is essential that a copy of Council's determination on the proposal (conditions of consent if approved) is forwarded to the RTA at the same time it is sent to the developer.

Any inquiries in relation to this development application can be directed to Assistant Land Use Planner, Aleks Tancevski, by telephone on (02) 8849 2313 or facsimile (02) 8849 2918.

Yours faithfully,



Ken Moon
Chairman, Sydney Regional Development Advisory Committee

19 May 2010