

**ATTACHMENT 4**

Your Reference:  
Our Reference:  
Contact:  
Telephone

JRPP-11-785  
RDC 11M761 Vol 2 SYD11/00410/01  
Dianne Rees  
8849 2237

**SRDAC**

SYDNEY  
REGIONAL  
DEVELOPMENT  
ADVISORY  
COMMITTEE

The General Manager  
Blacktown City Council  
PO Box 63  
BLACKTOWN NSW 2148

REFERTO: [ ]  
REC'D 28 JUL 2011  
FILE WITH: TLEIGL  
LETTER No: 11-29246  
B.C. ADVISORY COMMITTEE  
RECEIVED [ ]

**Priority 5**  
Record Only

Attention: Laura Tliege

**CONSTRUCTION OF BUNNING'S HARDWARE AND ASSOCIATED PARKING  
AT LOT 13, 14 & 15 DP262886 HOLLINSWORTH ROAD, MARSDEN PARK**

Dear Sir/Madam

I refer to your letter of 2 May 2011 (Council Ref: JRPP-11-785), 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 and Section 138 of the *Roads Act, 1993*. I wish to advise that the Sydney Regional Development Advisory Committee (SRDAC) considered the traffic impact of this application at its meeting on 18 May 2011.

It is noted that the proposal to create Lot 101, the roundabout, new shared access-road, extension of Townson Road that fronts the site, and signalisation of the Townson Road/Richmond Road intersection, are subject to a separate Development Application (DA-11-96) which is still under assessment by Council. Council is advised that the application for the subdivision and proposed extension of Townson Road should be referred to the RTA for concurrence under Section 138 of the *Roads Act, 1993*, prior to determination of the Subdivision application.

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

1. The proponent shall establish a Right of Carriageway over the adjoining allotment as part of the subdivision of Lots 13, 14 and 15 DP262886 to provide a two-way access to/from Townson Road. The Right of Way shall be registered with the Lands Titles Office prior to the construction of the extension to Townson Road (along the frontage to the site) and the construction of the fourth leg of the Townson Road and Richmond Road intersection. Townson Road and the intersection upgrade shall be fully constructed and operational prior to the issuing of an Occupation Certificate for the development by the Principal Certifying Authority.

As part of the subdivision of Lots 13, 14 and 15 DP262886, Residue Lot 98 shall have a play at the corner of Richmond Road and Townson Road (south western corner).



2. The proponent shall construct the proposed deceleration lane and access to the development's service area along Richmond Road, in its ultimate configuration prior to the release of the Occupation Certificate by the Principal Certifying Authority.
3. 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 and the RTA, prior to the issue of a Construction Certificate by the Principal Certifying Authority. The Construction Traffic Management Plan shall address the means of access for construction traffic should construction for the hardware store precede the completion of the upgrade to the intersection.
4. All vehicles are to be wholly contained on site before being required to stop. The proposed gate at the entrance to the service area (on the Richmond Road frontage) is to be relocated further to the west to provide a storage area within the service laneway for vehicles as large as B-doubles, so that the entrance and driveway to the proposed service station/service centre adjacent to the site, is kept clear of stopped vehicles at all times. Amended plans are to be submitted to and approved by Council prior to the release of the Construction Certificate by the Principal Certifying Authority.
5. Council should ensure that the post development storm water discharge from the subject site into the RTA drainage system does not exceed the pre-development discharge.

Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to the RTA for approval, prior to the commencement of any works.

Details should be forwarded to:

Sydney Asset Management  
Roads and Traffic Authority  
PO Box 973 Parramatta CBD 2124.

A plan checking fee will be payable and a performance bond may be required before the RTA's approval is issued. With regard to the Civil Works requirement please contact the RTA's Project Engineer, External Works Ph: 8849 2114 or Fax: 8849 2766.

6. A Road Occupancy Licence should be obtained from the RTA for any works that may impact on traffic flows on Richmond Road during construction activities.
7. The proposed deceleration lane, road works along Richmond Road and works at the intersection of Townson Road and Richmond Road, shall be designed to meet the RTA's requirements, and endorsed by a suitably qualified practitioner. The design requirements shall be in accordance with the RTA's Road Design Guide and other Australian Codes of Practice. The certified copies of the civil design plans shall be submitted to the RTA for consideration and approval prior to the release of the Construction Certificate by the Principal Certifying Authority and commencement of road works.

The above road works are to be designed to link and are to be constructed in accordance with the approved design plans for the upgrade of Richmond Road.

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

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 the RTA's assessment of the detailed civil design plans.

Any realignment boundary to facilitate a footway resulting from the proposed deceleration lane must be dedicated as road at no cost to the RTA.

8. If not already in place, full time "No Stopping" restrictions are to be implemented along the full Richmond Road and Townson Road frontages of the development site. This restriction should be implemented prior to the commencement of any demolition works relating to the proposed development. Prior to the installation of the parking restrictions the applicant is to contact the RTA's Traffic Management Services on phone: (02) 8849 2294 for a works instruction.
9. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
10. 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.
11. The swept path of the longest vehicle (to service the site) 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 proposed development complies with this requirement.
12. All vehicles are to enter and leave the site in a forward direction.
13. All works/regulatory signposting associated with the proposed development are to be at no cost to the RTA.

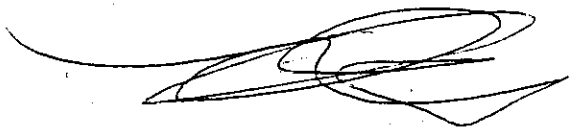
In addition to the above, the Committee and the RTA provide the following advisory comments to the Joint Regional Planning Panel for its consideration in the determination of the application:

1. An area coloured yellow on the attached plan has been dedicated as Public Road by private subdivision by Deposited Plan 262886. The RTA has no other approved proposal that requires any part of the subject property for road purposes.
2. The car parking provision is to be to Council's satisfaction.

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 RTA at the same time it is sent to the developer.

Any inquiries in relation to this development application can be directed to Dianne Rees on telephone 8849 2237.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Chris Goudanas', with a long horizontal line extending to the left.

Chris Goudanas  
Chairman, Sydney Regional Development Advisory Committee  
Land Use Planning and Assessment Manager

8 June 2011