

11 September 2018

Our Reference: SYD18/00157/03 (A23992802)
Council Ref: DA2017/0544

The General Manager
City of Canada Bay
Locked Bag 1470
DRUMMOYNE NSW 1470

Attention: Samuel Lettice

Dear Sir/Madam,

**ADDITIONAL INFORMATION FOR PROPOSED CONSTRUCTION OF A MIXED-USE
DEVELOPMENT COMPRISING 400 RESIDENTIAL APARTMENTS, RETAIL SPACE, LEISURE
CENTRE AND CHILDCARE CENTRE
34 WALKER STREET, RHODES**

Reference is made to Council's letter dated 5 January 2018 and subsequent discussion and additional information provided by Council and the proponent, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

It is noted a Memorandum of Understanding (MOU) has been signed for developer's commitment in provision of the required infrastructure improvement works at Concord Road/Averill Street intersection.

Roads and Maritime has reviewed the additional information and raises no objection to the application subject to the following conditions to be included in any consent issued by Council:

1. The committed improvement works as per the MOU are to be completed prior to the issue of any significant Occupation Certificate associated with the site.
2. The proposed access on Walker Street should be restricted to left in/left out vehicle movements only on network efficiency and road safety grounds (i.e. no right turn to/from the site on Walker Street). The plans should be amended to remove the right turn bay at the access on Walker Street.
3. All vehicles are to enter and exit the site in a forward direction. Provision for vehicles to turn around must be provided within the property boundary.

4. 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 determination prior to the issue of a Construction Certificate.
5. All works/regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime.

Furthermore, Roads and Maritime has the following comments to Council for consideration in the determination of the application:

6. As Council is aware, the installation of new traffic signals requires consent from Roads and Maritime under Section 87 of the *Roads Act 1993*. The installation of signals is dependent on general warrants in accordance with Roads and Maritime requirements for Traffic Signal Design – Section 2 Warrants. Roads and Maritime will assess any proposed new signals when the above warrant assessment, along with supporting documents has been submitted for review.

New signalised intersections require pedestrian crossing across all legs of the intersection, unless exemption granted by Roads and Maritime.

7. Roads and Maritime recommends Council to consider a reduced number of car parking within the site due to close proximity of the site to the public transport including Rhodes Station.

Any inquiries in relation to this application can be directed to the undersigned at development.sydney@rms.nsw.gov.au

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Aleks Tancevski', with a stylized, wavy line extending to the right.

Aleks Tancevski
A/Senior Manager Land Use Assessment
South East Precinct, Sydney Division