



10 June 2021

TfNSW Reference: SYD21/00630/01

Council Reference: CNR-22509 - LDA2021/0160

The General Manager
Ryde City Council
Locked Bag 2069
North Ryde NSW 1670

Attention: **Alicia Hunter**

CONSTRUCTION OF TWO COMMERCIAL OFFICE BUILDINGS - 67-75 EPPING ROAD, MACQUARIE PARK

Dear Sir/Madam,

Reference is made to Council's correspondence dated 21 April 2021, regarding the abovementioned Application which was referred to Transport for NSW (TfNSW) for comment.

TfNSW has reviewed the submitted application and notes that a new road connection to Lane Cove Road is not proposed as part of this development application. TfNSW as such raises no objections to the proposed development subject to the following requirements being included in any consent issued by Council:

1. TfNSW has previously resumed and dedicated a strip of land as road along the Epping Road and Lane Cove Road frontages of the subject property, as shown by grey colour on the attached Aerial – "X".

TfNSW also previously acquired a strip of land (known as Lot 27 DP 1249920) for road for the Macquarie Park Bus Priority and Capacity Improvement Project along the Lane Cove Road frontage of the subject property, as shown by blue colour on the attached Aerial – "X". Further information about this project is available by visiting the project website at <http://www.rms.nsw.gov.au/projects/sydneynorth/macquarie-park-bus-priority-capacity-improvement/index.html>.

All buildings and structures, together with any improvements integral to the future use of the site are to be wholly within the freehold property (unlimited in height or depth), along the Epping Road and Lane Cove Road boundary.

2. The existing vehicular crossing on Epping Road is to be removed once the local road network is constructed. The applicant is to enter into a WAD with TfNSW and pay relevant bonds prior to the issue of the Construction Certificate.

3. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to development.sydney@rms.nsw.gov.au.

A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.

4. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW. Please send all documentation to development.sydney@rms.nsw.gov.au

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

5. The proposed development will generate additional pedestrian movements in the area. Pedestrian safety is to be considered in the vicinity.
6. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Epping Road and Lane Cove Road.
7. A Construction Pedestrian Traffic Management Plan (CPTMP) 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.
8. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre (TMC) for any works that may impact on traffic flows on Epping Road and Lane Cove Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.
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.

TfNSW also provides the following advisory comments for Council's consideration:

1. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2-2018

for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.

2. The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) 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.

If you have any further questions please direct attention to Development Assessment Officer, Shoba Sivasubramaniam, on 0431446623 or email development.sydney@rms.nsw.gov.au. I hope this has been of assistance.

Yours sincerely,



Malgy Coman
Senior Land Use Planner

