



4 December 2019

The Director  
Department of Planning Industry & Environment  
320 Pitt Street  
SYDNEY NSW 2000

Attention: Emma Butcher

Dear Sir/Madam,

**RESPONSE TO SUBMISSIONS – EASTLAKES SHOPPING CENTRE  
GARDENERS ROAD, EASTLAKES  
MP09\_0146 MOD 4**

Reference is made to the Department's correspondence dated 22 November 2019, regarding the Response to Submissions (RtS) which was referred to the former Roads and Maritime Services (Roads and Maritime) now Transport for NSW (TfNSW) for comment. On 1 December 2019 legislation came into effect to bring Roads and Maritime and TfNSW together as one organisation.

TfNSW has reviewed the RtS and provides the following advisory comment for the Department's consideration in the determination of the application:

1. Modelling indicates that with the proposed modifications, there will be a negative impact to the future performance of the Gardeners Road/Racecourse Place intersection. The modelling provided in the RtS suggests that the right turn lane from Gardeners Road into Racecourse Place will be beyond capacity causing safety and efficiency concerns for Gardeners Road, which is a classified state road. This is particularly evident during Saturday peak periods.

TfNSW recommends that the proponent review the modelling and propose appropriate mitigation measures to ensure that the modification does not compromise the safety and efficiency of Gardeners Road.

If you have any further inquiries in relation to the subject application, please contact Kerry Ryan, Development Assessment Officer, on 8849 2008 or by email at [Development.Sydney@rms.nsw.gov.au](mailto:Development.Sydney@rms.nsw.gov.au).

Yours sincerely

**Brendan Pegg**  
**Senior Land Use Planner**  
**South East Precinct, Greater Sydney Division**