



5 March 2020

Our Reference: SYD18/01185/07 (A31407078)
Department's Ref: SSD 9667

Director – Industry Assessment
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA, NSW 2124

Attention: William Hodgkinson

Dear Sir/Madam,

COMMENTS ON RESPONSE TO SUBMISSION (RTS) FOR PROPOSED LIGHTHORSE INTERCHANGE BUSINESS HUB IN FERRERS ROAD, EASTERN CREEK

Reference is made to your correspondence dated 12 February 2020 requesting Transport for NSW (TfNSW) to review and respond to the proponent's Response to Submission (RtS) on the comments provided during EIS stage for the subject development proposal. TfNSW appreciates the opportunity to review the submission and to provide comments.

TfNSW has reviewed the submitted information and requests the following conditions to be included in any consent issued by the Department of Planning, Industry and Environment:

1. The developer is required to liaise with TfNSW Motorways Project Engineer Nayab Malik (Nayab.Malik@transport.nsw.gov.au) in relation to obtaining relevant approvals prior to the issue of the construction certificate for any modification to or construction of new assets on TfNSW land, including M7 Motorway land.
2. Any new or modified asset on M7 Motorway is to be designed, constructed and maintained in accordance with the M7 Motorway requirements, including Scope of Works and Technical Criteria.
3. Design details for all works on M7 Motorway Land to be issued to TfNSW and Westlink M7 for peer review prior to the issue of the Construction Certificate.
4. The developer is to reimburse TfNSW (and where applicable Westlink M7) any associated costs for technical review, survey, legal services, commercial aspects for the design, construction and operations and maintenance of works and commercial aspects of the use of M7 Motorway lands.
5. The developer is to enter into an Interface Access Deed and/or Work Authorisation Deed (WAD) with TfNSW and Westlink M7 for any relevant works needs to be carried out within their land.

TfNSW also advises that the Westlink M7 Operator has provided the following conditions to be included in any consent issued by the Department of Planning, Industry and Environment:

1. The developer is required to enter into a written agreement with the Westlink M7 Operator prior to the commencement of construction work, regarding the ownership/maintenance of the retaining wall (and minor earthworks) to be constructed as part of the subject development within M7 Land. It is assumed the wall is to be excluded from the Westlink M7 maintenance boundary, unless otherwise confirmed by the applicant.
2. The developer is required to enter into a written agreement with the Westlink M7 Operator prior to the commencement of construction work, regarding the ownership/maintenance of the shared path to be built on M7 Land. It is assumed the path is to be excluded from Westlink M7 maintenance boundary.
3. A flood study report should be submitted on the potential impacts to the proposed shared path part of the subject development prior to commencement of work.
4. Access to Wallgrove Road is for emergency vehicle access only and should be closed all the time.

If you have any further questions, Ahsanul Amin would be pleased to take your call on 8849 2762 or please email development.sydney@transport.nsw.gov.au. I hope this has been of assistance.

Yours sincerely



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A/Senior Land Use Assessment Coordinator