

Our Reference: SYD20/01395/04
DPIE Reference: SSD-11429726

25 August 2021

Mr Jim Betts
Secretary
Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

Attention: David Glasgow

Dear Mr Betts

**EXHIBITION OF ENVIRONMENTAL IMPACT STATEMENT
EDEN STREET MIXED USE REDEVELOPMENT (SSD-11429726)
26-42 EDEN STREET AND 161-179 PRINCES HIGHWAY, ARNCLIFFE**

Thank you for referring the Environmental Impact Statement (EIS) regarding SSD-11429726 'Eden Street Mixed Use Redevelopment' to Transport for NSW (TfNSW).

TfNSW has reviewed the EIS and provides the following advisory comments for the Department's consideration in **TAB A**.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Divna Cvetojevic, Development Assessment Officer, on 0455 515 259 or by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,



Brendan Pegg
Senior Land Use Planner
Planning and Programs, Greater Sydney Division

TAB A

Traffic Generation and Proposed Mitigation Measures

Comment:

After review of the SIDRA modelling files, TfNSW has identified some potential impacts to the surrounding classified road network, including the Motorway but also the local road networks.

Recommendation:

TfNSW advises that the applicant should consider assessing whether signalling the intersection of Princes Highway / Allen Street would mitigate the impacts to the surrounding classified and local road networks, improving accessibility to the site.

Allen Street provides east / west connectivity between Princes Highway and the larger Arncliffe / Turrella residential / retail / industrial precincts i.e. railway underpass. This would enhance safe connectivity for pedestrians in the precinct and would contribute to supporting active transport in the area.

As such, TfNSW recommends the applicant models this in SIDRA and provides the electronic copy to TfNSW for review and comment as part of the 'Response to Submissions'.

Comment:

TfNSW supports Left-in, left-out (LILO) arrangement at the intersection Forest Road and Eden Street, however notes that there is not sufficient space for a median island on Forest Road.

Recommendation:

It is recommended to redesign the existing island on Eden Street to reinforce LILO arrangement. As Eden Street is under the care and control of Council, any mitigation works shall be to the satisfaction of Council.

As there is no sufficient width for Median Island on Forest Road, consideration should be given to the redesign of the existing island on site road and appropriate signposting to enforce LILO movements only.

Proposed Princes Highway Civil Works

Comment:

TfNSW has reviewed the plans and notes that the vehicular access to the proposed development is via Eden Street (local road network), which is supported by TfNSW.

It should be noted that there is several redundant vehicle crossovers that will need to be replaced with kerb and guttering to match existing on the Princes Highway frontage of the development.

Recommendation:

The applicant will need to obtain concurrence under section 138 of the *Roads Act 1993* from TfNSW separate to this application for these civil works and will need to enter into a Works Authorisation Deed with TfNSW.

Active Transport

Comment:

TfNSW supports the proposed upgrades to the surrounding footways of the proposed development on the local road network to improve pedestrian and cyclist connectivity to the Arncliffe Transport Interchange.

Recommendation:

The developed options should be discussed with Council and TfNSW.

Transport for NSW

27-31 Argyle Street, Parramatta NSW 2150 | PO Box 973, Parramatta NSW 2150

P (02) 8265 6962 | **W** transport.nsw.gov.au | **ABN** 18 804 239 602

Bicycle and Car Parking Rates

Comment:

Details of the proposed number of car and bicycle parking spaces and compliance with appropriate parking codes and justification for the level of car parking provided on the development site should be provided as per Council's requirements.

Green Travel Plan (GTP)

Comment:

Transport for NSW (TfNSW) has reviewed the Green Travel Plan (GTP) and has a number of recommendations to improve the GTP and proposed initiatives to encourage sustainable transport to the site. TfNSW would welcome further discussions with the proponent regarding these matters to ensure their delivery and can be contacted directly at development.sco@transport.nsw.gov.au.

Recommendations

Prior to occupancy, the proponent is to provide a Green Travel Plan for TfNSW's consideration that:

- Details the number and location of end of trip facilities for staff and casual bicycle parking for retail and visitors, and what other resources will be available for cyclists (bike stand, pumps, tools and spare tubes for example)
- Provides a communication strategy and an updated TAG which includes
 - a map of the site with access points, active transport paths, bike parking and EOT facilities
 - recommended walking/cycling routes to key destinations nearby e.g. the airport, local shops
- Clarifies what will be provided as part of the "Establish a bicycle pool initiative" and what is meant by "School community inductions"; and whether the proponent is considering partnering with local schools to achieve this.
- Considers including real time information as part of the common area displays

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