

13 May 2020

TfNSW Reference: SYD20/00506/1

DPIE Reference: SSD 10457

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

Attention: **Emily Dickson**

**REQUEST FOR SEARS FOR STAGE 3, EASTERN CREEK QUARTER – LOT 3, ROOTY HILL ROAD SOUTH, EASTERN CREEK**

Dear Sir/Madam,

Reference is made to your correspondence dated 4 May 2020 requesting Transport for NSW (TfNSW) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Secretary's Environmental Assessment Requirements (SEARs).

TfNSW require the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. Daily and peak traffic movements likely to be generated by the proposed development including the impact on intersections on Rooty Hill Road South and the need/associated funding for upgrading or road improvement works (if required).
2. Details of the proposed site access and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
3. Detailing vehicle circulation, proposed number of car parking spaces and compliance with the appropriate parking codes.
4. Details of light and heavy vehicle movements (including vehicle type and likely arrival and departure times).
5. To ensure that the above requirements are fully addressed, the transport and traffic study must properly ascertain the cumulative study area traffic impacts associated with the development (and any other known proposed developments in the area). Updated SIDRA modelling should be provided for the cumulative queuing impacts on Rooty Hill Road South/New Access Road from the roundabout for Stages 1, 2, and 3.

This process provides an opportunity to identify a package of traffic and transport infrastructure measures required to support future development. Regional and local intersection and road improvements, vehicular access options for adjoining sites, public transport needs, the timing and cost of infrastructure works and the identification of funding responsibilities associated with the development should be identified.

6. TfNSW has previously resumed and dedicated a splay corner of land as road along the Rooty Hill Road frontage of the subject property, as shown by grey colour on the attached Aerial – “X”. 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 Rooty Hill Road boundary.

If you have any further questions please direct attention to Malgy Coman on 8849 2413 or email [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au). I hope this has been of assistance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Pahee Rathan', with a stylized flourish at the end.

**Pahee Rathan**

Senior Land Use Assessment Coordinator



