

01 December 2021

Our Reference: SYD22/00426/01
DPE Reference: SSD-32489140

Mr Michael Cassel
Secretary
Department of Planning and Environment
Locked Bag 5022
Parramatta, NSW 2124

Dear Mr Cassel,

**EXHIBITION OF ENVIRONMENT IMPACT STATEMENT (EIS) (SSD-32489140)
ASCENT LOGISTICS CENTRE, 520-530 GARDENERS ROAD, ALEXANDRIA**

Thank you for referring the exhibition of the EIS to Transport for NSW (TfNSW) for review and comment. The agency has reviewed the EIS and request's that the Applicant addresses the below matters as part of the 'Response to Submissions' (RtS):

Impact to the existing Bourke Road / Gardeners Road signalised intersection:

Comment:

- The signalised intersection of Bourke Road / Gardeners Road is a major intersection used by high volumes of traffic where network safety and efficiency are of great importance.

The proposed development will directly impact on this intersection increasing delays and queues well beyond acceptable Levels of Service (LoS), with currently SIDRA modelling indicating that the proposed development will reduce intersection performance at this location from LoS 'C' to 'E'.

- The subject development's traffic departing the proposed driveways in Bourke Street would interrupt the flow of traffic by attempting to access the right turn bays into Gardeners Road. The movement requires crossing multiple traffic lanes through often queued traffic, which is not acceptable to the agency, particularly considering the impact that the proposed development would have to the existing LoS of the intersection.

Recommendation:

The Applicant is to address the above matter as part of the RtS including appropriate mitigation measures to the satisfaction of the agency.

It should be noted that separate to this application, the Applicant may require the approval of the agency under section 87 (4) and 138 of the *Roads Act, 1993*.

Existing Gardener's Road signalised access and proposed access arrangement

Comment:

- The Gardeners Road access is currently traffic signal controlled that was installed based on generations of a previous development. The proposed generations to the subject site do not meet a Warrant Assessment for the traffic signals to be retained.

Rear -end crashes are the most common crash types occurring on Australian roads. Austroads research has demonstrated that close spaced traffic signals contribute to this accident type. The volumes generated are well below the Warrant Assessment and therefore the signals would be required to be removed and the median closed to restrict access to left-in, left-out (LILLO) arrangement. This work would be required to be undertaken by the Applicant at no cost to TfNSW and was previously communicated to the Applicant as part of pre-lodgement advice.

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- As Gardeners Road is a classified road with high movement function, any disruptions to through traffic by slow moving service vehicles turning left accessing site could have a detrimental impact to network safety and efficiency but also operations to the future development's operations.
- Further to issue of rear end accidents, slow moving long vehicles turning left into the development would significantly disrupt the kerb side lane traffic flow and cause queuing and the potential to cause crashes near the existing intersection.

The impacts of this type of 'chaotic' event are difficult to realise from the analytical software tool used by the Applicant. As such, TfNSW recommends consideration is given to the development providing a left turn deceleration lane into the site from Gardeners Road in accordance with Australian Standards AS 2890.1 and Austroads Guide to Road Design: Part 4A: Un-signalised and Signalised Intersections (Section 3 – Sight Distance). Vegetation and proposed landscaping/fencing must not hinder sight lines to and from road users.

Recommendation:

The Applicant is to address the above matter as part of the RtS, including appropriate mitigation measures to the satisfaction of the agency.

It should be noted that separate to this application, the Applicant will require approval of the agency under section 87 (4) and 138 of the *Roads Act, 1993* for the deletion of the existing Gardener's Road signalised access arrangement and civil works on Gardener's Road.

Active transport design considerations

Comment:

The agency notes that the proposed development's access arrangements has not adequately considered pedestrians and cyclists in the design.

Recommendation:

The Applicant is to address the above matter as part of the RtS, including appropriate measures in the access arrangement design to support and encourage active transport.

Should you have any further enquiries in relation to this matter, please do not hesitate to contact Brett Morrison, Development Assessment Officer, by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,



Brendan Pegg
Senior Manager Land Use Assessment Eastern
Planning and Programs, Greater Sydney Division

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