

8 March 2023

TfNSW Reference: SYD23/00163
DPE Reference: SSD-45024776

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

Attention: Judith Elijah

**ENVIRONMENTAL IMPACT STATEMENT (EIS)
NARWEE PARKLANDS SENIOR HOUSING (SSD-45024776)
59-67 KARNE STREET NORTH, NARWEE**

Dear Mr. Cassel,

Thank you for referring the Environmental Impact Statement (EIS) for SSD-45024776 'Narwee Parklands Senior Housing' to Transport for NSW (TfNSW) for review and comment.

TfNSW has reviewed the EIS and provide the Department with comments and recommendations in **TAB A** for consideration.

For more information, please contact Narelle Gonzales, Development Assessment Officer, via phone 0409 541 879 or by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "B. Pegg".

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

TAB A – Advisory comments and recommendations

Potential traffic noise / vehicle emissions from M5 Motorway

Comment:

The proposed development, noting its use, should be designed, as per the requirements of Clause 2.120 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* such that it includes measures to ameliorate potential traffic noise or vehicle emissions noise within the site of the development arising from the M5 Motorway.

Recommendation:

TfNSW recommends that the Applicant is conditioned to the following requirement:

- The proposed development should be designed such that road traffic noise from M5 Motorway is mitigated by durable materials to satisfy the requirements for habitable rooms under clause 2.120 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*. These measures shall be certified by an appropriately qualified noise and air quality expert and noted on the plans prior to issue of a construction certificate.

Excavation in adjacent to the M5 Motorway corridor

Comment:

The proposed development is seeking to undertake excavation to construction the basement carparking. As this excavation is being undertaken in adjacent to the M5 Motorway corridor, it is recommended that TfNSW review and endorse the geotechnical assessment to ensure that the proposed development's excavation does not compromise the structural integrity of the Motorway corridor.

Recommendation:

TfNSW recommends that the Applicant is conditioned to the following requirement:

- The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2020/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW. Please send all documentation to development.sydney@transport.nsw.gov.au.

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.