

4 October 2024

TfNSW Reference: SYD24-01344/01
DPHI Reference: SSD-63168959

Ms Kiersten Fishburn
Secretary Department of Planning Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Attention: Jeffrey Peng

**EXHIBITION OF EIS FOR NEXTDC S5 DATA CENTRE AND INNOVATION HUB
269 LANE COVE ROAD, MACQUARIE PARK**

Dear Ms Fishburn,

Thank you for providing Transport for NSW (**TfNSW**) an opportunity to comment on the exhibition of the Environmental Impact Statement (**EIS**) for the abovementioned State significant Development application (**SSD-63168959**).

TfNSW has reviewed the EIS and provides comments and recommended conditions in **TAB A** for the consideration of the Department.

If not already undertaken, the application should be referred to Sydney Metro to ensure that the development does not impact the structural integrity of the Metro tunnel. TfNSW advises that this submission should be read in conjunction with any submission provided by Sydney Metro.

For more information, please contact Matthew Houlden, Land Use Planner, by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "J Hall".

James Hall
A/Senior Manager Land Use Assessment Eastern
Planning and Programs, Greater Sydney Division

Encl: Tab A - TfNSW comments and recommended conditions

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Category	Comment/condition
1. Pedestrians	<u>Comment:</u> TfNSW notes the pedestrian connections to the existing Metro station and Road 13 which provides a connection through the site. It is unclear whether there is a pedestrian connection to Road 5 directly from Lane Cove Road.
2. Public Transport	<u>Comment:</u> The proposed development is adjacent to Macquarie Park Station, Lane Cove Rd, Stand A Stop ID: 2113202 and Macquarie Park Station, Waterloo Rd, Stand D Stop ID: 2113324. <u>Recommended condition:</u> 1. If construction works will impact pedestrian or vehicular access to the bus stop adjacent to the site on Lane Cove Road (Bus Stop ID 2113202) or Waterloo Road (Bus Stop ID 2113324) the bus stop shall be temporarily relocated to a suitable location to be determined in consultation with the bus stop operator and TfNSW. These works shall be at no cost to TfNSW. 2. After the construction works affecting access to the bus stop(s) (Bus Stop ID 2113202) and/or Waterloo Road (Bus Stop ID 2113324) are complete, the bus stop(s) and associated infrastructure shall be returned. These works shall be at no cost to TfNSW. 3. Prior to the issue of an Occupation Certificate for the development, the proposed new bus shelter at (Bus Stop ID 2113324) shall be constructed for the bus stop in consultation with the bus stop operator and TfNSW. These works shall be at no cost to TfNSW.
3. Site Design	<u>Comment:</u> Consideration should be given to the Macquarie Park Innovation Precinct Urban Design Framework which is understood to be currently under assessment by DPHI. Depending on the final approved road layout, building structures and setbacks should not preclude required roads, such as proposed Road 6, from being built by others in the future.
4. Traffic Impact	<u>Comment:</u> No information has been provided on the operation of the intersection of Road 13 / Waterloo Road, including turn restrictions (if any). The swept path assessment undertaken for this intersection has been undertaken for left turn movements only. If vehicles are permitted to turn right at this intersection, the Department should consider requesting swept paths of the design vehicle undertaking right turn movements at this intersection and be satisfied that the intersection of Lane Cove Road/Waterloo Road will not be impacted.
5. Geotechnical Impacts to Lane Cove Road	<u>Comment:</u> The proposed basement excavation has the potential to impact the stability of the Lane Cove Road. <u>Recommended condition:</u> 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.

6. Kerb and Gutter Reconstruction	<u>Comment:</u> The removal of the redundant driveway on Lane Cove Road and reinstatement of kerb and gutter to match existing will require TfNSW concurrence under section 138 of the Roads Act 1993. <u>Recommended condition:</u> TfNSW would provide concurrence to the removal of the existing crossover and associated works on Lane Cove Road under section 138 of the Roads Act 1993 subject to the following conditions being included in any consent: The design and construction of any kerb and gutter works on Lane Cove Road shall be in accordance with TfNSW requirements. Details of these requirements should be obtained by email to developerworks.sydney@transport.nsw.gov.au. Detailed design plans of the proposed kerb and gutter are to be submitted to TfNSW for approval prior to the issue of a construction certificate and commencement of any road works. Please send all documentation to development.sydney@transport.nsw.gov.au. A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved road design plans by TfNSW.
7. Impact on Utilities	<u>Comment</u> Any utility works that involve underboring or trenching of Lane Cove Road requires concurrence of TfNSW under section 138 of the Roads Act, 1993. <u>Recommended condition:</u> Any proposed public utility adjustment/relocation works on the state road network will require detailed civil design plans for road opening/underboring to be submitted to TfNSW for review and acceptance prior to the commencement of any works. The developer must also obtain any necessary approvals from the various public utility authorities and/or their agents. Please send all documentation to development.sydney@transport.nsw.gov.au. A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.
8. Road Widening	<u>Comment:</u> The subject property is affected by a road proposal as shown by pink colour on the below Aerial "X".  <u>Recommended Condition:</u> No permanent building structures or ancillary works (unlimited in height and depth) shall be located within the area affected by the road widening order as shown in Aerial "X".

9. Construction Impacts	<u>Comment</u> Construction of the proposed development has the potential to impact Lane Cove Road <u>Recommended Condition:</u> A Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to TfNSW for review and endorsement prior to the issue of a construction certificate. Please send to development.ctmp.cjp@transport.nsw.gov.au. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre (TMC) for any works that may impact on traffic flows on the subject section of Lane Cove Road during construction activities. A ROL can be obtained through https://myrta.com/oplinc2/pages/security/oplincLogin.jsf.
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