

19 September 2024

TfNSW Reference: SYD24/01526/01
DPHI Reference: SSD-50972718



Ms. Kirsten Fishburn
Secretary
Department of Planning, Housing, and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Attention: Thomas Bertwistle

**ADVICE ON EXHIBITION OF ENVIRONMENTAL IMPACT STATEMENT (EIS)
WALLGROVE ROAD BUSINESS HUB (SSD-50972718)
97-151 WALLGROVE ROAD, CECIL PARK**

Dear Ms. Fishburn,

Thank you for providing Transport for NSW (**TfNSW**) an opportunity to comment on the Environmental Impact Statement (**EIS**) for the proposed Wallgrove Road business hub development at 97-151 Wallgrove Road, Cecil Park.

TfNSW has reviewed the EIS and provides advisory comment and suggested Development Consent conditions 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 Brett Morrison, Land Use Planner, by email at Development.sydney@transport.nsw.gov.au.

Yours sincerely,

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

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

OFFICIAL

TAB A – TfNSW advisory comments and suggested Development Consent conditions

Civil works on the classified road network

Comment:

TfNSW notes that a new intersection is proposed to Wallgrove Road (**classified road**) to include the provision of northbound deceleration lane and geometrically channelised 'left-in / left-out' arrangement and a triangular traffic island to support. TfNSW supports the Applicant's recommendation that no acceleration lane is to be provided on Wallgrove Road.

Recommendation:

As part of any Planning Approval issued, the Applicant should be conditioned to obtain TfNSW concurrence under section 138 of the *Roads Act, 1993* for any civil works on Wallgrove Road and enter into a Works Authorisation Deed (**WAD**) with TfNSW for the proposed works.

The access is to be designed to Austroads standards with consideration to the exit ramps from M12 Motorway to Wallgrove Road, access/leasing arrangements with TfNSW and sight distances on the realigned Wallgrove Road to the south of the development.

Stormwater

Comment:

Wallgrove Road (**classified road**) has the potential to be impacted by the development's stormwater discharge.

Recommendation:

Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system on Wallgrove Road are to be submitted to TfNSW for approval, prior to the commencement of any works. 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.

Road Occupancy Licence

Comment:

Traffic flow on Wallgrove Road may be impacted by the development's construction activities.

Recommendation:

A Road Occupancy Licence (**ROL**) should be obtained from Transport Management Centre (**TMC**) for any works that may impact on traffic flows on Terminus Street and Macquarie Street during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

Green Travel Plan

Recommended Condition:

As part of the ongoing operation of the development, a detailed Green Travel Plan (**GTP**), which includes target mode shares to reduce the reliance on private vehicles, shall be prepared. The GTP must be implemented accordingly and updated annually.

Reason:

To encourage and support sustainable transport outcomes for future users of the development, particularly with high levels of current and future public and active transport accessibility.

Construction Pedestrian Traffic Management Plan

Recommended condition:

Prior to the issue of any construction certificate or any preparatory, demolition or excavation works, whichever is the earlier, the applicant should prepare a Construction Pedestrian and Traffic Management Plan (**CPTMP**) in consultation with TfNSW.

The CPTMP needs to specify matters including, but not limited to, the following:

- A description of the development.
- Location of any proposed work zone(s).
- Details of any alteration/s to the traffic arrangements on Wallgrove Road, including any lane closures.

- Details of crane arrangements including location of any crane(s) and crane movement plan.
- Haulage routes.
- Proposed construction hours.
- Predicted number of construction vehicle movements, detail of vehicle types and demonstrate that proposed construction vehicle movements can work within the context of road changes in the surrounding area, noting that construction vehicle movements are to be minimised during peak periods.
- Construction vehicle access arrangements.
- Construction program and construction methodology, including any construction staging.
- A detailed plan of any proposed hoarding and/or scaffolding.
- Measures to avoid construction worker vehicle movements within the precinct.
- Consultation strategy for liaison with surrounding stakeholders, including other developments under construction. Identify any potential impacts to general traffic, cyclists, pedestrians, and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works. Proposed mitigation measures should be clearly identified and included in the CPTMP; and
- Identify the cumulative construction activities of the development and other projects within or around the development site. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP.

Submit a copy of the final plan to TfNSW for endorsement via development.ctmp.cjp@transport.nsw.gov.au.

Reason:

Ameliorate impacts to the surrounding transport and classified road network throughout the development's construction activities.