

3 August 2020

TfNSW Reference: SYD20/00849/01
DPIE Reference: SSD-8586218

Ms. Ania Dorocinska
Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms. Dorocinska

REQUEST FOR SEARS - TEMPERATURE CONTROLLED WAREHOUSE - (BRINGELLY ROAD BUSINESS HUB) - LOT 4 BRINGELLY ROAD, LEPPINGTON

Reference is made to your correspondence dated 22 July 2020, requesting Transport for NSW (TfNSW) to provide details of key issue and assessment requirements regarding the abovementioned development for inclusion on the Secretary's Environmental Assessment Requirements (SEARs).

TfNSW requires the following issues to be included in the SEARs:

Transport and accessibility (construction and operation)

A detailed traffic impact assessment should be prepared and include, but not be limited to, the following:

1. Details of all traffic types and volumes likely to be generated by the proposed development during construction and operation, including a description of haul route origins and destinations, including:
 - a. Daily inbound and outbound vehicle traffic profile by time of day and day of week (if travel patterns differ across the week);
 - b. Site and traffic management plan on how to manage number of vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the surrounding road network. Without extending the site to Skyline Crescent, the proponent to demonstrate that internal road network at the existing site can accommodate an increased in heavy vehicle traffics;
 - c. Detailed plan of proposed layout of internal road network to demonstrate that the site will be able to accommodate movement of heavy vehicle load transport to the site and parking on site in accordance with the relevant Australian Standard and Council's Development Control Plan;
 - d. Swept path diagrams to demonstrate vehicles entering, exiting and manoeuvring throughout the site;

- e. An assessment of the forecast impacts on traffic volume generated on road safety and capacity of road network including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic modelling software in accordance with the requirements set out in the Traffic Modelling Guidelines - TfNSW. The traffic modelling should consider the scenarios of year 2021 (existing condition), year of development completion and 10 years after development in operation. These should include, but not be limited to the following key intersections:
 - i. Bringelly Road / Skyline Crescent; and
 - ii. Bringelly Road/ Camden Valley Way/ Cowpasture Road.
- f. Detailed plans of any proposed road upgrades, infrastructure works or new road required for the development in order to mitigate any traffic impacts on the road network;
- g. Demonstrate how future uses of the development will be able to make travel choices that support the achievement of State Plan targets and develop a specific sustainable travel plan and list the provision of facilities that will be provided to increase the non-car mode share for travel to and from the site. Detail the measures to be implemented to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages;
- h. To ensure that the above requirements are fully addressed, the traffic impact assessment must properly ascertain the cumulative study area traffic impacts associated with the development (and any other known or proposed developments within the Bringelly Road Business Hub);
- i. An assessment of the accessibility and provision of public transport and active transport; and
- j. An assessment of construction traffic impacts on the adjacent road network.

Statutory and Strategic Framework

The applicant is to demonstrate that the proposal is generally consistent with all relevant environmental planning instruments including:

- State Environmental Planning Policy (Western Sydney Parklands) 2009
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (State and Regional Development) 2011

In addition (but not limited to) the following plans and reports:

- Future Transport 2056 and supporting plans
- Liverpool Growth Centre Precincts Development Control Plan
- NSW Freight and Ports Plans 2018-2023;
- Guide to Traffic Generating Developments 2002(RTA);
- TDT 2013/04a Guide to Traffic Generating Developments; and
- Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development.

If you have any further questions, Mr. Felix Liu would be pleased to take your call on 8849 2113 or email 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', written in a cursive style.

Pahee Rathan
Senior Land Use Assessment Coordinator