

Reference: #16S1593000

13 December 2016

APP Corporation
Level 7, 116 Miller Street
NORTH SYDNEY NSW 2060

Attention: Mr. Adam Howard (Project Director)

Dear Adam

**RE: NSW RUGBY LEAGUE CENTRE OF EXCELLENCE, SYDNEY OLYMPIC PARK
RESPONSE TO SUBMISSIONS**

GTA has reviewed the submissions provided in regards to the proposed Site 18, Dawn Fraser Avenue, Sydney Olympic Park State Significant Development Application (SSD 7745). In this regard, further information has been provided below to address comments raised by Transport for NSW (TfNSW).

Issue

TfNSW requests that the applicant demonstrate that the proposed pick up and drop off activities would not impact upon the bus operation of Dawn Fraser Ave and the safety of cyclists using the dedicated on-road cycle path.

Response

Section 4.4 of the Transport Impact Assessment refers to proposed pick-up and drop-off activity and not Section 3.4 as set out in the submission. Furthermore, Section 4.4 suggests that a portion of the existing on-street parking adjacent to the site could be converted to short-term (5 or 15 minute restriction) and managed/ enforced appropriately to remove the need for a formal 'no parking' restriction to be provided and for the pick-up and drop-off activities to occur without undue impact.

The proposed pick-up and drop-off zone would utilise existing on-street parking and essentially increase the turnover of a small number of parking spaces. Given the straight alignment of the road and clear sight lines, there would be a negligible impact on existing bus services.

While there would be a minor increase in the number of vehicles crossing the dedicated on-road cyclist path to access the pick-up and drop-off zone, clear sight lines would also be available for cyclists. Additional warning signage and modifications to the linemarking to indicate a crossing zone (as regularly used for on-road left-turn bays), would improve road user awareness and limit any additional risk.

Further discussion and agreement with SOPA will be undertaken in regard to the possible amendment to the parking restrictions on Dawn Fraser Avenue and the detailed layout thereof.

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Issue

TfNSW advises that:

The applicant clarifies whether this is a retail component of the of the proposal or bicycle storage such as sheds or racks.

The suitability if the bicycle provisions has not been discussed in Section 5.3 of the Traffic Report.

The applicant provides the details of end-of-trip facilities for cyclists and pedestrians.

Response

The proposed bicycle store is a storage room and not any form of retail facility.

Section 5.4 (not Section 5.3 as noted - minor referencing error) of the Transport Impact Assessment assesses the bicycle parking provision, with capacity for 10 bicycles noted and relevant guidance noted for future detailed design. No further suitability assessment is required in this regard.

The proposal includes male and female end of trip facilities on Level 2 as shown on Drawing AD.10.02.000, providing 2 showers, 2 toilets and storage lockers within each. These are considered adequate for day-to-day operation of the facility.

Issue

TfNSW requests that 20 bicycle parking spaces be provided as per the requirement in SOP Master Plan 2030.

Response

Drawing SK10.00019 Rev A (dated 7/12/16) identifies 10 bicycle parking spaces in the Level 1 gym (to be provided if suitable demand exists), in addition to the 10 bicycle parking spaces in the Level 0 bike store, totalling 20 bicycle parking spaces as requested.

Issue

TfNSW requests that the applicant assesses the development impacts on the layover and operation requirements for special events and propose mitigation measures.

Response

Section 4.5.2 of the Transport Impact Statement addresses traffic impacts during special events and identifies a State of Origin game at ANZ Stadium as the key major event where facility is expected to be at its maximum capacity. As noted in the Transport Impact Statement, this is an existing event for which appropriate management measures have been developed. Any coaches that would access the NSW Rugby League (NSWRL) Centre of Excellence in future would use the existing event traffic routes and bus layover facilities shown in Plan 2 of the SOPA Major Event Impact Assessment Guidelines.

The site is situated within the 'Major Event Operations Zone' and as such is likely to be impacted by other non-related major events that are held at Sydney Olympic Park throughout the year. The biggest impact on the operation of the NSWRL Centre of Excellence during a major event is likely to be to the ability of the staff and visitors of the building being able to access the building. At these times, operation of the facility would have only minor traffic impacts and access requirements to the facility would be adapted to suit event planning arrangements (including standard road closures).

Prior to the major events occurring, NSWRL will consult with SOPA in regard to the likely street closures and the alternative public transport provisions, and will publicise the alternative arrangements proposed and encourage commuters to use public transport. Any coach access required to the NSWRL Centre of Excellence during these times would have a negligible impact on the layover and operation requirements for special events, and would form part of any SOPA consultation to determine whether access to the facility would be available (or alternate arrangements required).

Issue

TfNSW requests one driveway for ingress and one driveway for egress movements.

Response

The two-way driveway closest to the building simplifies service vehicle movements. The proposed arrangement is considered more appropriate than having service vehicles drive through the car parking area, which could result in reduced pedestrian safety and potential vehicle damage.

Issue

TfNSW requests a Construction Pedestrian and Traffic Management plan be prepared as a condition of consent.

Response

This is an appropriate condition of consent, pending resolution of an appropriate approval process as noted in the JBA Response to Submissions letter.

I trust the above suitably responds to the matters raised by TfNSW. Naturally, should you have any questions or require any further information, please do not hesitate to contact me in our Sydney office on (02) 8448 1800.

Yours sincerely

GTA CONSULTANTS



Brett Maynard
Director