



3 August 2021
Ref 20355

Department of Planning, Industry & Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Attn: Mr Chris Ritchie
Chris.Ritchie@planning.nsw.gov.au

Dear Chris,

SSD 8859
PROPOSED SUBDIVISION
1111-1141 ELIZABETH DRIVE, CECIL PARK
STAGING/TRAFFIC MATTERS

I refer to Transport for NSW's (TfNSW) email from Tom Bertwistle to AE Design Partnership, dated 27 July 2021, requesting additional information (RFI) in respect of the abovementioned development proposal. The following information is provided in response to the Staging/Traffic matters raised in Tom's email.

Please see attached email from Kurt Bridde, Project/Contract Manager for the M12 East Motorway, outlining the construction access and operational access arrangements for the subject site, as well as an indicative timeline.

In terms of estimated truck movements during subdivision works on site, it is expected that there will be in the order of 1 x B3 Trailer accessing the site every hour between 10am and 3pm. It is noted that the Applicant maintains ongoing discussions with TfNSW in relation to access into the site in conjunction with the proposed road upgrades associated with the M12 Motorway. Detailed traffic movements will be outlined in a construction management plan, which can be conditions as part of any future consent.

I trust the above and attached is sufficient. Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

Yours sincerely

Chris Palmer
Executive Engineer B.Eng (Civil)
Varga Traffic Planning Pty Ltd

From: Kurt Bridde <Kurt.BRIDDE@transport.nsw.gov.au>

Sent: Tuesday, 3 August 2021 9:43 AM

To: Ben Elias <ben@elias.net.au>

Cc: Chris Palmer <chris@vtp.net.au>; Chris Palmer <chris@vtp.net.au>; Shaun Bodimeade <Shaun@aedesignstudio.com.au>; Danica <Danica@aedesignstudio.com.au>; Rikard Smit <Rikard.SMIT@transport.nsw.gov.au>

Subject: RE: SSD 8859 Elizabeth Drive - Draft Package

Ben,

As per our conversation please see below the comments and guidance in regards Staging/Traffic comments Tom Bertwhistle (Environmental Assessment Officer Planning and Assessment | Department of Planning, Industry and Environment), see email below.

Construction Access (Prior to commencement of the construction of the realigned Wallgrove/Ceil Rd by TfNSW)

- Construction access to the site would need to be via Elizabeth Drive.

Construction Access (During the construction of the realigned Wallgrove/Ceil Rd by TfNSW)

- Construction access to site would be via Elizabeth Drive.
- TfNSW would maintain the current property access/ or any existing construction access on Elizabeth Drive until such time that the new property access/operation access could be provided via the new realigned Wallgrove Road.
- No construction access would be provided via the realigned Wallgrove/Ceil Road

Operation Access (Prior to commencement/opening of the realigned Wallgrove/Ceil Rd by TfNSW)

- **Operation access to the site cannot be provided until the realigned Wallgrove/Ceil Road is open to traffic**
- Based on TfNSW current staging and program, the realigned Wallgrove Rd would commence construction at the first stage of construction which is currently scheduled to commence in Q1 2023 with completion around mid to late 2024 with the rest of the project to be completed by End of 2025.

- However this staging and construction dates are only indicative and subject to change during the detailed design phase and is ultimately determined by the construction contractor
- The only timing /staging I can confirm at this stage is that the M12 East project is due to commence construction in early 2023 and be completed by end of 2025.

Operation Access (At or after the completion/open to traffic of the realigned Wallgrove/Ceil Rd by TfNSW)

- Operation access to site would be via the new realigned Wallgrove Road.

Please feel free to contact me if you required any questions or clarifications

Regards

Kurt Bridde

Project/Contract Manager- M12 East Motorway
Western Sydney Program Office – Program 1-2 | Technical & Project Services

Infrastructure & Place

Transport for NSW

M 0428 685 863 E Kurt.Bridde@transport.nsw.gov.au
Level 7, 27 Argyle Street Parramatta NSW 2124



From: Ben Elias [<mailto:ben@elias.net.au>]
Sent: Tuesday, 27 July 2021 12:11 PM
To: Kurt Bridde <Kurt.BRIDDE@transport.nsw.gov.au>
Subject: FW: SSD 8859 Elizabeth Drive - Draft Package

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Hi Kurt

Trust is all well.

I just received this note (see below)....As you are PM of this new project are you able to give some constructive feedback on this request below. (please call to discuss)

many thanks

Ben

From: Thomas Bertwistle <Thomas.Bertwistle@planning.nsw.gov.au>

Sent: Tuesday, 27 July 2021 11:36 AM

To: Shaun Bodimeade <Shaun@aedesignstudio.com.au>

Cc: Danica <Danica@aedesignstudio.com.au>

Subject: RE: SSD 8859 Elizabeth Drive - Draft Package

Hi Shaun,

I have reviewed the draft RTS and have some comments that may assist in ensuring constructive comments are received from agencies, prior to engaging with them.

Staging/Traffic

It is acknowledged the RTS proposes access locations to the site during the construction stage, before and during the construction of realigned Wallgrove Rd . However, it would be helpful to include further details on operational access arrangements prior to the completion of Wallgrove Road, and expected timeframes for construction and operation. I.e. How (if at all) is it proposed the development would function if it is completed prior to the opening of the realigned Wallgrove Road.

It is noted concerns over the use of Elizabeth Drive were raised by TfNSW in the original submission of the DA. With construction traffic now proposed off Elizabeth Road, it is suggested further details be provided on the expected traffic levels during the construction stage.

Bushfire

A response to issues raised by the RFS submission does not appear to have been provided. Please provide a response to the issues raised by the RFS. Its response can be found on the Major Projects website (direct link below).

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-8859%2120201126T001526.732%20GMT>

Please let me know if you'd like to discuss or have any questions.

Kind regards,

Tom Bertwistle

Environmental Assessment Officer

Planning and Assessment | Department of Planning, Industry and Environment
T 02 8275 1025 | E Thomas.bertwistle@planning.nsw.gov.au
4 Parramatta Square, 12 Darcy St, Parramatta, NSW 2150.
www.dpie.nsw.gov.au



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From: Shaun Bodimeade <Shaun@aedesignstudio.com.au>
Sent: Tuesday, 27 July 2021 09:27
To: Thomas Bertwistle <Thomas.Bertwistle@planning.nsw.gov.au>
Cc: Danica <Danica@aedesignstudio.com.au>
Subject: FW: SSD 8859 Elizabeth Drive - Draft Package

Hi Thomas,

Hope all is well and safe.

Just following up on the below email. Can you please provide an idea when we should expect a response?

Happy to further discuss – 0435379917

Kind Regards,

Shaun Bodimeade

Urban Designer

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m 0435 379 917
a 3|780 Darling Street Rozelle NSW 2039
w www.aedesignstudio.com.au



Nominated Architect N R Dickson | Registration No.7061

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From: Danica <Danica@aedesignstudio.com.au>

Sent: Thursday, 15 July 2021 2:58 PM

To: Ania Dorocinska <Ania.Dorocinska@planning.nsw.gov.au>

Cc: Thomas Bertwistle <Thomas.Bertwistle@planning.nsw.gov.au>; Shaun Bodimeade <Shaun@aedesignstudio.com.au>; Rohan Dickson <Rohan@aedesignstudio.com.au>

Subject: RE: SSD 8859 Elizabeth Drive - Draft Package

Thanks for the update Ania. Can you give us an idea when should we expect a response?

I've re-uploaded the draft documents into the **dropbox transfer link** below:

<https://www.dropbox.com/t/Z8yQtiFFCXspoGzO>

Regards,

Danica Canoza

Urban Planner

t 9818 5898
m 0451 442 019
a 3|780 Darling Street Rozelle NSW 2039



Nominated Architect N R Dickson | Registration No.7061

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From: Ania Dorocinska <Ania.Dorocinska@planning.nsw.gov.au>
Sent: Thursday, 15 July 2021 2:42 PM
To: Danica <Danica@aedesignstudio.com.au>
Cc: Thomas Bertwistle <Thomas.Bertwistle@planning.nsw.gov.au>
Subject: RE: SSD 8859 Elizabeth Drive - Draft Package

Hi Danica,

Can you please reactivate the link as it has expired.

Also, I am moving teams as of Monday so Thomas (cc'ed) will be your main contact from hereon.

Thank you

Kind regards,

Ania Dorocińska

Senior Environmental Assessment Officer

Industry Assessments | Department of Planning, Industry and Environment
T 02 9274 6225 | M 0414 848 343 | E ania.dorocinska@planning.nsw.gov.au
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www.dpie.nsw.gov.au



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From: Danica <Danica@aedesignstudio.com.au>
Sent: Monday, 5 July 2021 8:42 AM
To: Ania Dorocinska <Ania.Dorocinska@planning.nsw.gov.au>
Cc: Chris Ritchie <Chris.Ritchie@planning.nsw.gov.au>; Rohan Dickson <Rohan@aedesignstudio.com.au>; Shaun Bodimeade <Shaun@aedesignstudio.com.au>
Subject: SSD 8859 Elizabeth Drive - Draft Package

Hi Ania,

As discussed, earlier last week – please see final draft package for review and comment **in the *dropbox transfer link*** below.

<https://www.dropbox.com/t/uMvR9FXbpOgflINn>

Regards,

Danica Canoza
Urban Planner

t 9818 5898
m 0451 442 019
a 3|780 Darling Street Rozelle NSW 2039



Nominated Architect N R Dickson | Registration No.7061

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