

Mr Leigh Cook - Project Director
Pacific National
Level 16 15 Blue St
NORTH SYDNEY New South Wales 2060
08/07/2019

Dear Mr Cook

St Marys Intermodal (SSD-7308)
Response to Submissions

The exhibition of the development application including the Environmental Impact Statement (EIS) for the above proposal ended on 27 Jun 2019. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at www.planningportal.nsw.gov.au/major-projects/projects.

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 85A(2) of the Environmental Planning and Assessment Regulation 2000. In addition, the Department has identified supplementary key issues relating to:

- Operational traffic impacts to the local road network;
- Operational rail noise impacts;
- Out-of-hours activities and assessment; and
- Flooding and stormwater management.

Further details on these concerns are also presented in Attachment 1. Please note that the Office of Environment and Heritage has not provided its comments. These comments are expected shortly and will be forwarded once received by the Department.

Note that under clause 113(7) of the Environmental Planning and Assessment Regulation 2000, the days occurring between the date of this letter and the date on which your response to submissions is received by the Secretary are not included in the deemed refusal period.

If you have any questions, please contact Daniel Gorgioski, who can be contacted on 9860 1538 or at daniel.gorgioski@planning.nsw.gov.au.

Yours sincerely



Karen Harragon
Director, Social And Infrastructure Assessments
Social And Infrastructure Assessments

as delegate for the Secretary

Supplementary Key issues

Traffic and transport

Further information is required to confirm the operational traffic impacts to the local road network surrounding the development.

- The Submission Report must respond in detail to concerns raised by Penrith Council regarding operational traffic, particularly regarding the acceptability of heavy vehicle routes to and from the site, predicted trip generation, and the assessment of impacts to intersections.
- As part of this consideration, please advise whether upgrades and other mitigation measures may be required to achieve the objectives of not exceeding the capacity of the following intersections, and facilitating heavy vehicle travelling paths on:
 - Lee Holm Drive/Christie Street
 - Christie Street/Forrester Road
 - Forrester Road/Glossop Street
 - Dunheved Road / Christie Street
- The Department notes Council's concerns regarding the proposed haul routes to and from the M4 Western Motorway. As part of your response, please outline available options for heavy vehicle access from the site to the arterial road network, and an assessment of each option.
- The Department has concerns about the use of Lee Holm Road and, in particular, the suitability of that road to accommodate two-way truck movements and safe access and egress from the proposed site access at an intensity proposed by the development. Please consider and assess if road widening is required to ensure a safe and operable standard is maintained along Lee Holm Road.
- Where the assessment identifies the need to widen the road, the applicant must consult and engage with Council on this road widening, prior to submitting the RTS.

Noise

- An assessment is required of brake squeal, wagon bunching and curve squeal from trains using the siding to access the site. Please provide an assessment of these matters, and mitigation measures required to monitor and manage residual impacts.
- The EIS indicates that out of hours construction works are required, however, no assessment or justification has been provided. Clarify the following:

- Type of activities required to be undertaken out-of-hours;
- Predicted noise impacts;
- Proposed mitigation measures including respite periods.

Flooding and Stormwater

- The Department considers the following matters must be addressed as part of the Response to Submission and not deferred to detailed design, should project approval be granted. These matters include:
 - The Department notes concerns raised by Penrith Council in relation to the modelling of hydrological and flooding impacts. The Submissions Report must address modelling constraints deferred in the EIS to detailed design, including consideration of the *NSW Government Floodplains Development Manual*, the *Local Environment Plan* and Council's *Development Control Plan for Flood Liable Lands*.
 - Provision of a detailed water balance for the site in accordance with the SEARs for the project.
 - The Submissions Report must respond to Penrith Council and the EPA concerns in relation to construction management of stormwater runoff, particularly with regard to *Managing Urban Stormwater, Soils and Construction Volumes 1 and 2* and in relation to the existing stormwater basins.

The Submissions Report must provide further detail on the quantitative assessment and management of water quality objectives in accordance with the *NSW Water Quality Objectives* and *ANZECC Guidelines*.