



30 March 2021

TfNSW Reference: SYD20/00506/03

DPIE Reference: SSD 10457

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

Attention: **Emily Dickson**

**EXHIBITION OF EIS FOR STAGE 3 EASTERN CREEK RETAIL OUTLET CENTRE-  
EASTERN CREEK BUSINESS HUB**

Dear Sir/Madam,

Reference is made to your correspondence dated 4 February 2021, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for comment in accordance with *State Environmental Planning Policy (Infrastructure) 2007* and Section 87 of the *Roads Act, 1993* for the approval of new traffic signals.

TfNSW has reviewed the submitted application and raises the following issues to be adequately addressed prior to the determination of this application:

1. TfNSW does not support the proposed traffic signals at the Rooty Hill Road South and Church Street intersection. Sections 5.4 and 5.5 in the submitted Traffic Report do not include a warrants assessment in accordance with Section 2 of the Traffic Signal Design Guide. It is also not clear whether the warrants will be met in future. As such, the vehicular access at the Church Street and Rooty Hill Road South intersection should be left-in/left-out.
2. The proposed modifications to the Francis Street/Eastern Road/Rooty Hill Road South intersection in section 6.25 of the Traffic Report are not supported by TfNSW. Currently the left turns are the predominant movement at this intersection and the proposal would affect capacity for these movements and hence not supported.
3. The first vehicular access on Church Street closest to the intersection with Rooty Hill Road South is not supported due to potential queuing impacts on Rooty Hill Road South. All vehicular access should be provided at the northern boundary of the site.
4. The applicant has not provided a shared pedestrian path along the Lot 1-3 Rooty Hill Road South site frontage to provide pedestrian and cyclist connectivity in the locality to the Eastern Creek Business Hub site. This was discussed with the applicant on 5 August 2020. The existing pedestrian path needs to be upgraded into a shared cycle/pedestrian path.

5. The spine road improvement needs to include two dedicated right turn lanes, a through lane and a left turn bay. This was a TfNSW requirement SSD 5175 MOD 7 to provide a third lane to accommodate additional queuing from the Lot 2 development from the access arrangement at the roundabout. The roundabout access to the Lot 2 development will need to be closed off if the additional lane capacity to accommodate a second right turn bay cannot be provided.
6. No direct vehicular access from Rooty Hill Road South to the proposed development. All redundant driveways located on Rooty Hill Road South along the Lot 3 frontage that will need to be removed as part of this application.
7. Any changes to the approved Beggs Road layout needs to identified in the plans. Furthermore, swept path plans needs to be provided for any changes to the access via Beggs Road.

If you have any further questions please direct attention to Malgy Coman on 8849 2413 or email [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au). I hope this has been of assistance.

Yours sincerely,



**Pahee Rathan**

Senior Land Use Assessment Coordinator