

Mr. William Hodgkinson
Senior Environmental Assessment Officer
Industry Assessments
Department of Planning, Industry & Environment
GPO Box 39
Sydney NSW 2001

Dear Mr. Hodgkinson

**Notice of Exhibition
Light Horse Interchange Business Hub, Eastern Creek (SSD 9667)**

Thank you for your email provided on 7 August 2019 inviting Transport for NSW to provide comment on the Environmental Impact Statement (EIS) for the subject State Significant Development (SSD) application.

A review of the EIS was undertaken and the comments in **Attachment A** are provided to the Department of Planning, Industry & Environment (DPIE) to assist with assessing the SSD application.

Further comments and suggested conditions of consent could be provided following review of the Applicant's Response to Submissions.

If you require further information regarding the above, please don't hesitate to contact Ken Ho, Transport Planner, via email at ken.ho@transport.nsw.gov.au.

Yours sincerely



12/9/2019

Mark Ozinga
**Principal Manager, Land Use Planning & Development
Customer Strategy & Technology**

Objective reference: CD19/06422

Attachment A: Detailed comments on SSD 9667

The following documents were reviewed to inform the comments provided:

- Environmental Impact Statement, prepared by Urbis, dated July 2019.
- Concept Masterplan, prepared by Nettletontribe, dated April 2019.
- Traffic Impact Assessment, prepared by Ason Group, dated May 2019.

Shared path connection between the M7 cycleway and the site

Comment:

It is unclear within the project description (Section 2.3 of the EIS) as to whether the proposal includes construction of a suitable cycleway link between the site shared path and connection to M7 shared path. This link would ensure a continuous connection and experience for future employees seeking to cycle to work at the site and other businesses to the east of the site.

Recommendation:

The Applicant should clarify within the project description as to whether the proposal includes the construction of a cycleway link between the site and the M7 shared path. If there is no proposal to complete the link, then it is recommended that the Applicant should include it within the project description.

Workplace Travel Plan – Site Development Applications

Comment:

Future development applications on the site will consist of employment uses. Sustainable transport modes and facilities should be designed and planned for once end users have been identified. This would include the development of cycling facilities.

Recommendation:

Subsequent site-specific development applications should be required to produce a Workplace Travel Plan and include the provision of bicycle facilities tailored for the end-user of the site.

Suitability of intersection analysis and survey data

Comment:

Based on comparison of historical aerial imagery (via Nearmap), it is noted that intersection upgrades at the Great Western Highway with Brabham Drive/Doonside Road were completed and operational in Sep/Oct 2018. Furthermore, the assessment had undertaken the intersection analysis based on survey data obtained from November 2017, which establishes the base case scenario.

Having regard for the above, the existing traffic conditions may have changed, such that new intersection analysis would be warranted, in response to:

- Potential changes in signal operations and green time allocation having regard for new dual right-turns on the Great Western Highway and new pedestrian crossing legs.
- Potential changes in traffic volumes due to land use changes and growth (between surveyed period and current) surrounding the Huntingwood/Bungarribee area and Greater Penrith and Blacktown area.

In addition to the above, it is unclear whether traffic associated with the under-construction developments at the Eastern Creek Quarter (shopping centre) and the Sydney Zoo have been accounted for within the traffic assessment.

Recommendation:

It is recommended that DPIE request that the Applicant revise the intersection assessment to reflect recent changes to the network and in 2 years of growth in 2018-19.