

14 April 2016

Roads and Maritime Reference: SYD15/01299/02 (A12427334)
Department's Ref: SSD 7317

Cameron Sargent
Acting Director – Key Sites Assessments
Department of Planning & Environment (DoP&E)
GPO Box 39
SYDNEY, NSW 2001

Attention: Simon Truong

Dear Mr Sargent,

**RE-DEVELOPMENT OF THE AUSTRALIAN TECHNOLOGY PARK
LOCOMOTIVE STREET, EVELEIGH**

Reference is made to your letter dated 11 January 2016, regarding the abovementioned Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime has reviewed the submitted documentation and has the following comments for Department's consideration in the determination of the application:

1. Roads and Maritime Services has previously acquired land for road along the Henderson Street frontage of the subject property, as shown by blue colour and grey colour on the attached Aerial – "X", "Y" & "Z". Therefore, all buildings and structures together with any improvements integral to the future use of the site are wholly within the freehold property (unlimited in height or depth), along the Henderson Street boundary.
2. Traffic generation in the Traffic & Transport Impact Assessment (TTIA) has been based solely on the number of proposed car parking spaces and not on the proposed land uses and GFA of the new buildings. It is expected that the retail component, childcare centres and gymnasium may not be solely patronised by workers on-site but also by residents of the local area who may drive to the site. An assessment of the traffic by land use should be carried out to determine if this changes the traffic generation.
3. The traffic generation detailed in the TTIA does not include other modes of travel. The expected number of workers/visitors arriving by train or bus has not been specified. This is considered crucial in determining whether the existing and proposed bus services and rail services can meet the additional demand. These figures, together with proposals for new

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pedestrian access points at Redfern Station and linkages to the proposed Waterloo Sydney Metro Station, need to be considered in any consultation with transport stakeholders.

4. The childcare facilities for both the Community Building and Building 1 will generate a need for short term visitor parking close to the facilities. The traffic generation of these childcare centres has not been separately assessed and it is not clear how this parking provision is to be managed.
5. Loading facilities or accessible parking has not been considered for the Community Building, however with the expected uses of the building, such facilities would be required.
6. Modelling and analysis of the additional intersections has previously been requested by Transport for NSW. These intersections must include Gibbons Street / Wyndham Street / Boundary Street; Wyndham Street & Henderson Road and Henderson Road & Botany Road. It is noted in the TTIA that this will be provided "under separate cover". Roads and Maritime requests the soft copy of these modelling files and the opportunity to comment further on these results.

Any further enquiries in relation to this development application can be directed to Ahsanul Amin on 02-8849 2413 or development.sydney@rms.nsw.gov.au.

Yours sincerely,



Pahee Rathan
Senior Land Use Planner
Network and Safety Section





