



**Transport  
for NSW**

Kate MacDonald  
Team Leader, Industry Assessments  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

**ATTN: Kate Masters**

Dear Ms MacDonald

**Exhibition of State Significant Development Application for Bringelly Road  
Business Hub, Leppington (SSD 6324)**

Thank you for your letter regarding the Public Exhibition for the above referenced State Significant Development application. Roads and Maritime Services (Roads and Maritime) will be submitting a separate response.

Transport for NSW (TfNSW) has reviewed the documentation submitted in support of the above SSD, and provides the following comments to the Department for its consideration in determination of the subdivision application:

- TfNSW supports the provision of the proposed 'possible truck lane' and suggest that this be a condition of the development approval.
- The proposed 'possible truck lane' to service the large format retail sites should also accommodate access and egress for the largest vehicle anticipated to source this site.
- Appendix C: Extracts Relative to Traffic Generation, points out large format development generates a greater amount of heavy vehicles. The subdivision application needs to address internal circulation and parking provisions that ensures safe interaction between all modes of transport likely to use the internal circulation road(s).
  - TfNSW supports conditioning the application to ensure that the "Site Access and Movement Controls" listed in the *Site Design Guidelines* are implemented, particularly the control on separating truck access, manoeuvring and loading areas from car park areas.
  - The proposed service centres should consider access and parking for heavy vehicles.
- Any roundabout on a bus capable road within the precinct must be designed with a swept path to accommodate the turning circle for a 14.5m rigid non-rear steer bus.
- Bicycle parking and end of trip facilities for all pedestrian and bicycle riders should be provided in accordance with relevant standards and guideline documents.

- The Preliminary Construction Management Plan does not specify any potential impacts to cyclists, pedestrians or regular bus services operating on roads within the vicinity of the site from construction vehicles during construction of the proposed works. Potential impacts on pedestrian access to public transport infrastructure including bus stops should also be specified. Should any impacts be identified, the duration of the impacts and measures proposed to mitigate these should be clearly explained and included in the Construction Management Plan.

Thank you again for the opportunity of providing advice for the subject SSD application. If you require clarification of any issue raised, please don't hesitate to contact Robert Rutledge, Principal Land Use and Transport Planner on 8202 2203 or [Robert.rutledge@transport.nsw.gov.au](mailto:Robert.rutledge@transport.nsw.gov.au).

Please note for future reference; when sending proposals to TfNSW via email, could you kindly use the following email address: [development@transport.nsw.gov.au](mailto:development@transport.nsw.gov.au)

Yours sincerely

  
Mark Ozinga

10/3/15

**Manager Land Use Planning & Development  
Planning & Programs**

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