



Mr Cameron Sargent
Team Leader
Key Sites Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Brendon Roberts

Dear Mr Sargent

**Staged Commercial Precinct, Fifteenth Avenue, West Hoxton (SSD 6407)
Response to Submissions**

Thank you for your letter dated 15 August 2016 requesting Transport for NSW (TfNSW) comment on the above.

TfNSW comments are provided below:

Traffic Generation Rates

Comment

The Response to Submission states the following:

"The projected traffic generation adopted for the assessment represents a "best estimate" based on the experience of the author and is considered to be robust particularly when a normal dual use factor for what will largely be "passing trade" custom is 20%. This is considered to be adequate for a Stage 1 DA."

Recommendation

TfNSW requests that the applicant be conditioned to prepare a detailed traffic and transport assessment report with the details of traffic generation rates and re-assess the traffic and transport impact impacts on the road network. This needs to be undertaken as part of the Stage 2 Development Application.

Reservation for Fifteenth Avenue

Comment

The Response to Submission states the following:

"RMS advised that a general width of 40m was required. There would be no difficulty in accommodating any additional width which may be required as RMS resolve the design detail."

TfNSW advises that a Bus Rapid Transit (BRT) route will be investigated between Liverpool and Campbelltown via Leppington using the existing Hoxton Park Road T-way, Fifteenth Avenue, Narellan Road and a new road alignment between Leppington and Oran Park as mentioned in the *Sydney's Bus Future*.

Recommendation

TfNSW requests that the proponent be conditioned to consult with Roads and Maritime Services and TfNSW to obtain the details of reservation area for Fifteenth Avenue to accommodate a BRT route.

Conditions of Consent

Suggested Conditions of Consent in relation to the following are provided in **TAB A**.

- Traffic Generation;
- Reservation for Fifteenth Avenue; and
- Construction Traffic Management Plan.

Thank you again for the opportunity of providing advice for the above development application. If you require clarification of any issue raised, please don't hesitate to contact Para Sangar, Senior Transport Planner, Land Use Planning and Development on 8202 2672.

Yours sincerely



2/9/16

Mark Ozinga

**Principal Manager, Land Use Planning and Development
Freight, Strategy and Planning**

Objective Reference CD16/11782

TAB A – Suggested Conditions of Consent

Traffic Generation Rates

TfNSW requests that the applicant be conditioned to the following:

“The applicant shall prepare a detailed traffic and transport assessment report with the details of traffic generation rates and re-assess the traffic and transport impact impacts on the road network. This needs to be undertaken as part of the Stage 2 Development Application.”

Reservation for Fifteenth Avenue

TfNSW requests that the applicant be conditioned to the following:

“The applicant shall consult with TfNSW and Roads and Maritime Services to obtain the details of reservation area for Fifteenth Avenue to accommodate a BRT route, prior to submitting the Stage 2 Development Application.”

Construction Traffic Management Plan

TfNSW requests that the applicant be conditioned to the following:

“Prior to the commencement of any works on the site, a Construction Traffic Management Plan (CTMP) prepared by a suitably qualified person shall be submitted to the Principal Certifying Authority (PCA). The Plan must be prepared in consultation with Liverpool City Council and Roads and Maritime Services. The CTMP should specify any potential impacts to traffic, pedestrian, cyclists and bus services within the vicinity of the proposed site from construction vehicles during construction. Any potential impacts to pedestrian access or public transport infrastructure including bus stops should also be specified in the CTMP.

The CTMP shall include the cumulative construction impacts of all the projects adjacent to the site. The Applicant shall submit a copy of the CTMP to Liverpool City Council, prior to the commencement of work.”