



22 July 2020

TfNSW Reference: SYD20/00117/04

DPIE Reference: SSD 10425

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

Attention: **Paula Bizmis**

**STAGE 2 MIXED USE DEVELOPMENT INCLUDING 987 RESIDENTIAL UNITS,
3000SQM COMMERCIAL, AND 6000SQM RETAIL - TALLAWONG STATION
PRECINCT SOUTH, ROUSE HILL**

Dear Sir/Madam,

Reference is made to your correspondence dated 5 June 2020, regarding the abovementioned Application which was referred to Transport for NSW (TfNSW) for comment. This amended response supersedes the previous TfNSW letter dated 7 July 2020.

TfNSW has reviewed the application and does not raise any objections to this application, subject to the following requirements:

1. TfNSW has previously acquired a strip of land for road along the Schofields Road frontage of the subject property, as shown by blue colour on the attached Aerial – “X”. All buildings and structures are to be wholly within the freehold property (unlimited in height or depth), along the Schofields Road boundary.

It is noted that the submitted plans show pedestrian paths, erosion and sediment control measures such as fencing, and site office and amenities on TfNSW owned land. The plans are to be amended accordingly to ensure the development and associated infrastructure is located entirely within the development site.

2. Any stormwater connections for this development to the existing stormwater pits located within TfNSW owned land will require the developer to contact TfNSW regarding land acquisition requirements.
3. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to development.sydney@rms.nsw.gov.au.

A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.

4. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW. Please send all documentation to development.sydney@rms.nsw.gov.au

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

5. A Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to TfNSW for review prior to the issue of a Construction Certificate.
6. A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre (TMC) for any works that may impact on traffic flows on Schofields Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.
7. The swept path of the longest vehicle (including garbage trucks, building maintenance vehicles and removalists) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTRROADS.
8. All demolition and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. A construction zone will not be permitted on Schofields Road.
9. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.
10. The developer provide off-street bicycle parking spaces and end of trip facilities in accordance with Austroads Guide to Traffic Management Part 11: Parking, particularly Table C2.7 Bicycle Parking Provision Rates.
11. The developer provide a Green Travel Plan for the approval of TfNSW to promote sustainable travel.
12. Car parking rates approved as part of the concept plan are lower than proposed and that the rates for this development application be modified in accordance with the concept plan.

NSW policy emphasises the importance of walking and cycling as effective means to integrate transport with land use. In order to complete the active transport network for this development site and encourage residents, visitors and staff to utilise sustainable transport modes the following actions are encouraged:

- The northern footpath on Conferta Avenue for the length of the development site frontage be designated as a shared path with a minimum width of 2.5m (wider if possible); and
- The southern footpath on Conferta Avenue for the length of the development site frontage be widened to 2.5m (wider if possible) and designated as a shared path.

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

Yours sincerely,



Pahee Rathan
Senior Land Use Assessment Coordinator

