

20 July 2020

TfNSW Reference: SYD12/00072/53

Client Reference: SSD-7628-MOD-3

Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Nathan Heath

**NEW REQUEST FOR ADVICE - MOD 3 - SUBDIVISION PARTIAL DEVELOPMENT
CONSENT MODIFICATION (SSD-7628-MOD-3)**

Dear Sir/Madam,

Reference is made to the Department of Planning, Industry and Environment (the Department) request, dated 6 July 2020, to review the proposed SSD-7628 Modification 3 (the Modification) which was referred to Transport for NSW (TfNSW) for comment.

TfNSW has reviewed the submitted information and requests additional information be provided to the Department for review prior to the determination of the application.

1. TfNSW is concerned that the subdivision of Lot 1 DP 825352 and Lot 4 DP1197707 will complicate delivery of the agreed developer contributions set out in the Voluntary Planning Agreement between TfNSW (formerly Roads and Maritime Services) and the Proponent, by creating more lots and lot owners.

It is noted that a request for Secretary's Environmental Assessment Requirements for the Moorebank Avenue Realignment proposal has been lodged by the Proponent to the Department. However, no information was provided regarding the potential impact of the proposed Modification on the Moorebank Avenue Realignment proposal.

The Department is requested to seek further information from the Proponent as to how the potential impacts of the proposed Modification on the Moorebank Avenue Realignment proposal have been assessed.

2. TfNSW has commenced planning for a future upgrade and extension of Cambridge Avenue, Glenfield as part of the Moorebank Intermodal Road Access Strategy, which would connect to Moorebank Avenue within the subdivided land (Lot 1 DP 825352 and Lot 4 DP1197707). However, no information was provided regarding the potential impacts of the proposed Modification on the Cambridge Avenue upgrade proposal. The proposed Modification should not preclude TfNSW ability to connect the proposed Cambridge Avenue upgrade to either the Moorebank Avenue Realignment, or if that

does not proceed, the Moorebank Avenue Upgrade as defined in the Voluntary Planning Agreement.

The Department is requested to seek further information from the Proponent as to how the potential impacts of the proposed Modification on the conjunction of the proposed Moorebank Avenue Realignment or Moorebank Avenue Upgrade and the Cambridge Avenue upgrade proposal have been assessed.

Upon receipt of the above requested information, TfNSW will be able to consider the proposal thoroughly and provide comment accordingly.

If you have any further questions, Mr. Felix Liu is please to take your call on 8849 2113 or email development.sydney@rms.nsw.gov.au. I hope this has been of assistance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R Cumming', with a small dot above the 'i'.

Rachel Cumming
Senior Manager Land Use Assessment