

23 September 2020

Mr Jim Betts
Secretary
Department of Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2001

Attention : Deana Burn

Dear Mr Betts,

**SSD-10399 - ENVIRONMENTAL IMPACT STATEMENT
PROSPECT LOGISTIC ESTATE - SEVEN INDUSTRIAL WAREHOUSING BUILDINGS,
ASSOCIATED OFFICES AND HARDSTAND/CAR PARKING AREAS
44 CLUNIES ROSS STREET, PEMULWUY**

Thank you for your referral via the Major Projects Portal requesting Transport for NSW (TfNSW) comment on the Environmental Impact Statement (EIS) for the Prospect Logistics Estate (SSD-10399).

TfNSW has reviewed the submitted application and provides the following advisory comments for the Department's consideration:

Traffic Generation

Comment

The SIDRA modelling provided in the Traffic Impact Assessment (TIA) indicates that the proposed development will produce an impact to the network in terms of deterioration, even with various network upgrades being undertaken to increase capacity and efficiency of the network.

Recommendation

The proponent should provide an electronic copy of SIDRA model files for TfNSW review and comment as part of the Response to Submissions (RtS). Any adjustments to the base values of the model shall be identified and supporting justification for each change provided.

Road Works

Comment

The TIA indicates significant traffic impact to the local road network, which is under the care and control of Council.

Recommendation

TfNSW advises that as part of the RtS, the proponent should consider Council's comments in terms of local management strategies or any road improvements suggested by Council in regards to the local road network.

TfNSW advises that any proposed modification of Traffic Control Signals (TCS) will require separate approval from TfNSW under Section 87(4) of the *Roads Act 1993*.

In addition to the above, TfNSW provides some suggested conditions of consent in **TAB A**. Thank you again for the opportunity of providing advice for the above application. For more information, please contact Vic Naidu, A/Senior Land Use Planner, by email at development.sydney@rms.nsw.gov.au.

Yours sincerely,



Brendan Pegg
Senior Land Use Assessment
Planning and Programs, Greater Sydney Division

TAB A

1. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1-2004 and AS2890.6-2009.
2. All vehicles are to enter and exit the site in a forward direction.
3. All vehicles are to be wholly contained on site before being required to stop.
4. Bicycle facilities and end of trip facilities for staff and visitors should be located in secure, convenient, accessible areas close to the main entries incorporating lighting and passive surveillance and in line with the Cycling Aspects of Austroads guidelines.
5. Prior to the issue of the Occupation Certificate, the Applicant shall prepare a Travel Plan in consultation with the relevant Councils. The Travel Plan shall include:
 - Objectives and targets that would promote, encourage and support the alternatives to single occupant private vehicle trips and increase the mode share of active and public transport for staff and visitors access the site throughout the day.
 - Program of measures to increase active transport use, encourage public transport use, reduce single occupancy vehicle trips, reduce the need to travel, particularly during peak periods. Under the proposed measures, specific actions need to be identified to support targets.
 - Details of proposed number of employees and visitors to the site as well as site access times e.g. work shifts, number visitors to the site and time of access
 - Consideration of e-bike charging stations on site for employees
 - Better Integrated promotion of carpooling/ car share e.g. onsite priority car parking for all tenants, e-charging stations for cars
 - Incentives for employees to use public transport such as provision of Opal cards schemes
 - Review of mode share to be done annually
6. A Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control shall be submitted to Council for approval prior to the issue of a Construction Certificate.