

Mr Leigh Cook
Project Director
Pacific National PTY LTD
Level 16, 15 Blue St
NORTH SYDNEY NSW 2060

08/11/2019

Dear Mr Cook

St Marys Intermodal (SSD-7308)
Request for Additional Information

I refer to the Department's assessment for the St Marys Intermodal (SSD-7308). After careful consideration, the Department is requesting that you provide additional information.

The Department has reviewed the St Marys Freight Hub — Response to Submissions report, dated October 2019 (Site Planning + Design and UrbanCo).

The Department requests further information to determine the acceptability of the proposed heavy vehicle access route to and access point at the site, and how you have considered impacts on local amenity in selecting the proposed heavy vehicle routes. The Response to Submissions report adopts a new heavy access route to and from the site, known as 'Option 4', being heavy vehicle access to the site at the entry point on Forrester Road, with traffic movements left-out and right-in to Glossop Street. The Department considers that further information should be provided to demonstrate that the proposal would not create additional road safety impact, primarily as a result of conflict between heavy vehicle movements into the site and road users accessing the St Marys Station precinct and transport interchange via Forrester Road.

To achieve this, the Department requests that you provide a road safety audit conducted by a road safety auditor, which examines any impacts on road safety resulting from your proposed use of Forrester Road south of Glossop Street and access via the proposed heavy vehicle access point. The road safety audit should address impacts on all road user groups, but it should focus on impacts on pedestrians, cyclists, on-road public transport and taxi users, and those road users using parking on and adjacent to the cul-de-sac/roundabout at the southern end of Forrester Road.

You should also demonstrate how you have assessed off-site noise impacts associated with heavy vehicle operations on and adjacent the southern boundary of the site, and identify any mitigation and management measures proposed to address changes in impacts from those presented in the EIS.

To support this process, the Department recommends that you engage directly with Council and Transport for NSW to determine any recommended requirements to address, for example, any impacts on public transport or kiss and ride facilities in this area, and provide a summary of your consultation. We do note that the Department will provide the Response to Submissions report to Council and Transport for NSW for comment separately.

The Department is also concerned that the Response to Submissions report does not fully identify how local amenity was considered in determining the preferred heavy vehicle access routes between the M4 Western Motorway and the site. It is acknowledged that the Response to Submissions report states that the proposed route 'passes fewer residential properties... than Option 1 (exhibited option).' However, it is not clear the process you used to identify and consider

impacts on residential properties other than those on Forrester Street, and how impacts were considered in the selection of the remainder of the access route (eg. selection of Glossop Street).

The Department requests that you outline, in a single, consolidated document, your analysis of all feasible alternative heavy vehicle access routes. This analysis should demonstrate how you considered different aspects of amenity, including but not limited to day time and night time noise, traffic and transport access, including impacts to road user safety and any conflicts with public transport uses, and impacts on sensitive land uses (including schools (i.e. school zones), health facilities, and recreation areas). You should also have consideration of the types of matters Penrith City Council raised in its submission on the EIS and at the meeting between Council, the Department and the Applicant on 27 August 2019.

In preparing this analysis, the Department recommends that you give further consideration to use of alternative routes across the entirety of the proposed 24 hour operations, and also to the potential for alternative night time routes, in order to confirm a route or routes that minimise the number of residential properties impacted by road noise, and/or reduces impacts on sensitive land uses (eg. in the event that separate day time and night time routes are identified).

You are requested to provide the information, or notification that the information will not be provided, to the Department by Friday 6 December 2019. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Dominic Crinnion, who can be contacted on (02) 9274 6495/ at dominic.crinnion@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'KH', with a long horizontal flourish extending to the right.

Karen Harragon
Director, Social And Infrastructure Assessments
Social & Infrastructure Assessments

Enclosed/Attached: [if additional documents]