



27 October 2017

Our Reference: SYD17/01416
Department Ref: SSD 8800

Cameron Sargent
Team Leader
Key Sites Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Karl Fetterplace

Dear Mr. Sargent,

**REQUEST FOR SEARs – PARRAMATTA LEAGUES CLUB HOTEL
1 EELS PLACE, PARRAMATTA**

Reference is made to your letter dated 13 October 2017 requesting Roads and Maritime Services (Roads and Maritime) to provide details of key issues and assessment requirements regarding the abovementioned development application for inclusion in the Secretary's Environmental Assessment Requirements (SEARs).

Roads and Maritime has reviewed the Applicant's request for SEARs and advises that the following should be addressed within the Environmental Impact Statement (EIS):

- A Traffic Impact Assessment which details all daily and peak traffic and transport movements likely to be generated (light and heavy vehicle, public transport, pedestrian and cycle trips) during construction and operation of the development;
- details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;
- an assessment of the operation of existing and future transport networks including public transport, pedestrian and bicycle provisions and their ability to accommodate the forecast number of trips to and from the development;
- details of access to, from and within the site from the road network including intersection location, design and sight distance (i.e. turning lanes, swept paths, sight distance requirements);
- an assessment of the existing and future performance of key intersections providing access to the site, and any upgrades (road/ intersections) required as a result of the development. The assessment needs to be supported by appropriate modelling and analysis to the satisfaction of Roads and Maritime Services;
- an assessment of predicted impacts on road safety;
- plans of any road upgrades or new roads required for the development, if necessary;
- an assessment of the cumulative traffic impacts of existing, approved and planned developments in the area;

Roads and Maritime Services

- demonstrate the measures to be implemented to encourage users of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing;
- appropriate provision, design and location of on-site bicycle parking, and how bicycle provision will be integrated with the existing bicycle network;
- details of access and parking arrangements for emergency vehicles;
- the existing and proposed pedestrian and bicycle routes and end of trip facilities within the vicinity of and surrounding the site and to public transport facilities as well as measures to maintain road and personal safety in line with CPTED principles.
- Preparation of a draft Construction Traffic Management Plan which includes:
 - details of vehicle routes, number of trucks, hours of operation, access management and traffic control measures for all stages of construction;
 - assessment of cumulative impacts associated with other construction activities;
 - an assessment of road safety at key intersections;
 - details of anticipated peak hour and daily truck movements to and from the site;
 - details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;
 - details of temporary cycling and pedestrian access during constructions;
 - an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact the undersigned by email at development.sydney@rms.nsw.gov.au.

Yours sincerely,



Aleks Tancevski
Senior Land Use Planner
Network Sydney South Precinct