



27 February 2019

Our Reference: SYD19/00245/01 (A25991646)
DP&E Ref: SSD 9888

Director/Team Leader
Key Sites Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: **Karl Fetterplace**

Dear Sir/Madam

PROPOSED MIXED USE DEVELOPMENT INCLUDING A SUPERMARKET, SERVICED APARTMENTS AND A HOTEL – 17-21 FIRST AVENUE, BLACKTOWN

Reference is made to your correspondence dated 15 February 2019 requesting Roads and Maritime Services (Roads and Maritime) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Secretary's Environmental Assessment Requirements (SEARs).

Roads and Maritime require the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required). The key intersections to be examined/modelled include:
 - George Street / Sunnyholt Road
 - First Avenue / Sunnyholt Road
 - Second Avenue / Sunnyholt Road
 - Third Avenue / Sunnyholt Road
 - Third Avenue / Prince Street
2. Details of the cumulative impact of the construction traffic from this development and the surrounding development should be assessed.
3. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc) and relevant parking codes. Swept path plans need to be provided.

4. Details of light and heavy vehicle movements (including vehicle type and likely arrival and departure times).
5. Roads and Maritime requires the environmental assessment report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.

Any inquiries in relation to this Application can be directed to Amanda Broderick on 8849 2391 or development.sydney@rms.nsw.gov.au.

Yours sincerely



Malgy Coman
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North West Precinct