

Mr Kevin Kuo  
Team Leader – Land Use Planning  
City of Parramatta Council  
PO Box 32  
Parramatta NSW 2124

Attention: Terry Agar

Dear Mr Kuo

**Planning Proposal, Draft Development Control Plan and Voluntary Planning Agreement for the Land on the corner of Parramatta Road, Good Street, and Cowper Street, Granville (RZ/27/2014)**

Thank you for your letter dated 19 September 2017 of inviting Transport for NSW (TfNSW) to review and comment on the subject proposal. It is noted that Roads and Maritime Services will provide a separate response.

TfNSW has reviewed the documents exhibited in conjunction with the subject proposal and provide the following comments:

Access to Public Transport

The planning proposal considers a significant transport mode share to public transport, however, the traffic study (Appendix E of the subject proposal) provides limited information in regard to any improvement to pedestrian access to Granville station and bus stops in the vicinity. Details should be provided in regard to the necessary measures to be taken to allow safe pedestrian access between the proposed development and Granville station, in particular for pedestrian moving across Cowper Street and through its intersection with Good Street where potential conflict with the vehicular traffic accessing the precinct may occur. The subject proposal should consider the impact to bus stops and active transport links (i.e. footpaths and cycleways) surrounding the precinct, especially during construction. A construction management plan should be prepared and submitted for approval prior to any construction activities on site.

Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) and Draft Voluntary Planning Agreement (VPA)

The planning proposal is prepared in the absence of the Granville Precinct Wide Traffic Study which is required under the Implementation Plan for PRCUTS. It is noted that Roads and Maritime Services has been engaged to provide advice on the requirement to 'future proof' the subject site for the need of additional road infrastructure that may be required as an outcome of the aforesaid traffic study. The planning proposal has included setback along Parramatta Road and Good Street to ensure land is retained to provide road widening should it be required in response to the future growth anticipated under the PRCUTS.

The Infrastructure Schedule of PRCUTS has identified indicative infrastructure improvements required for each precinct under the PRCUTS and the responsibility and funding mechanism associated with these improvements and to be confirmed by detailed modelling of each precinct wide traffic study. The draft VPA has included dedication of land for the aforesaid setback to 'future proof' the subject site for potential road widening. Roads and Maritime should be consulted in this regard,

The road infrastructure improvements for Granville Precinct, apart from those associated with WestConnex, are identified as the responsibility of City of Parramatta Council/ Roads and Maritime Services and to be funded by Developer Contribution Plan. As the development uplift of the subject site is largely benefited by the opportunity of PRCUTS, consideration should be given to include monetary contribution to fund the cost of any road infrastructure improvements identified by the PRCUTS.

As noted above, TfNSW would welcome the opportunity of working with Council in the progress of preparing the precinct wide traffic study as required under the Implementation Plan of the PRCUTS.

For further information or clarification regarding this matter, please contact Billy Yung, Senior Transport Planner, at [Billy.Yung@transport.nsw.gov.au](mailto:Billy.Yung@transport.nsw.gov.au) for information.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mark Ozinga'.

23/10/17

**Mark Ozinga**

Principal Manager, Land Use Planning and Development  
Freight, Strategy and Planning Division

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