

3 May 2024

TfNSW Reference: SYD24-00654/01



Dr Shane Geha  
EG Property Advisory  
Level 21, Governor Phillip Tower  
1 Farrer Place  
Sydney NSW 2000

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**PRE-PLANNING PROPSAL – 1411 THE NORTHERN ROAD, BRINGELLY.**

Dear Dr Geha,

Transport for NSW (TfNSW) appreciates the opportunity to provide comment on the Pre-Planning Proposal ('proposal') for 1411 The Northern Road Bringelly via correspondence dated 25 March 2024.

TfNSW has reviewed the submitted documentation and notes the 'proposal' and seeks to amend the Liverpool Local Environmental Plan 2008:

- To rezone the site from RU4 Primary Production to an Employment zone not identified in the proposal to allow the development of:
  - Approximately 7,400 m2 service station including pumps, canopy, shops and hardstand area.
  - Approximately 250 m2 service station shop.
  - Approximately 250 m2 fast food shop; and
  - Approximately 9,000 m2 of light industrial units for business serving the Aerotropolis.

TfNSW does not support the proposal for the above listed land uses. TNSW policy only allows access off a State Road for a service station. Access to the other uses must be from the local road network and physically separated for traffic.

TfNSW is prepared to consider a left in/left out access arrangement on The Northern Road to the potential future service station only, given they are service centres cater primarily for passing traffic.

Please note, any agreement on this access arrangement would be on the condition that there is no vehicular connection between the proposed service station and other proposed premises on site. Vehicle access to other uses should be provided from local road network.

Should you have any questions or further enquiries in relation to this matter, Jeanne Roach, Land Use Planner would be pleased to receive your call on phone 0459 880 838 or via email: [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

Yours sincerely,

**Peter Mann**  
**Senior Manager Strategic Land Use**  
**Planning and Programs, Greater Sydney Division**

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