

The General Manager  
Fairfield City Council  
PO Box 21  
FAIRFIELD NSW 1860

Attention: Tia Mills

Our Reference: SYD21/00816/03 (Planning Portal Reference: CNR-24648)  
Council Reference: DA 234.1/2021

Re: **CLAUSE 2.122 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021**  
**RESIDENTIAL SUBDIVISION AND ASSOCIATED WORKS – STAGE 8-11**  
**BEAN-PALISADE-BISHOP CRESCENT, JOINER AND GARDEN PLACE, NEWLEAF PDE, SANDILANDS AND**  
**HUMPHRIES ROAD, BONNYRIGG**

13 October 2022

Dear Sir/Madam,

Reference is made to Council's correspondence dated 24 August 2022, regarding the abovementioned application which was referred to Transport for NSW (TfNSW) for comment in accordance with Clause 2.122 State Environmental Planning Policy (Transport and Infrastructure) 2021.

TfNSW has reviewed the submitted application and does not support the proposed development in the current form and provides the following comments to Council:

1. TfNSW notes as per response dated 26 July 2021 (**Attachment A**) that the land dedication requirement for MP06\_0046 MOD 5 should be satisfied prior to the determination of DA 234.1/2021.

It is noted that the plan of subdivision includes proposed lot 999 being for future road widening. However, it is unclear at this stage if this is the full extent of land required for future road widening.

It is understood that the matter is being dealt with under continuing discussion in connection with MP06\_0046 MOD 5. When the extent of road widening is known this matter can be resolved.

2. In the Swept Path Analysis – Humphries Road to Bean Crescent, it appears that the vehicle turning left into Bean Crescent goes over a kerbside concrete median.
3. The swept path encroaches the opposing movement in the following Swept Path Analysis drawings:
  - a. HUMPHRIES ROAD TO BEAN CRESCENT 11M WASTE TRUCK & AS2890.1 5.2M B99 VEHICLE
  - b. BEAN CRESCENT 11M WASTE TRUCK & AS2890.1 5.2M B99 VEHICLE

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OFFICIAL

- c. JOINER STREET - GARDEN STREET 11M WASTE TRUCK & AS2890.1 5.2M B99 VEHICLE
  - d. BEAN CRESCENT - JOINER STREET 11M WASTE TRUCK & AS2890.1 5.2M B99 VEHICLE
  - e. BEAN CRESCENT - NO.3 ROAD 11M WASTE TRUCK & AS2890.1 5.2M B99 VEHICLE
4. More information is required regarding the modelling, please provide the model and the lane summaries of this model. How does Scenario 6 – 2027 with 3,000 dwelling development have better levels of service and lower average delays than Scenario 2 – 2027 No Development?

TfNSW requests the abovementioned information/amendments for further assessment prior to the determination of the application. Upon receipt of the amended application, TfNSW will undertake an assessment and provide response accordingly.

If you have any further inquiries in relation to this development application Mr Simon Turner would be pleased to take your call on 8265 6363 or e: [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au). I hope this has been of assistance.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Zhaleh Alamouti".

Ms Zhaleh Alamouti  
Senior Land Use Planner

Attachment A



26 July 2021

TfNSW Reference: SYD21/00816/01

Client Reference: CNR-24648 - DA 234.1/2021

The General Manager  
Fairfield City Council  
PO Box 21  
Fairfield NSW 1860

Attention: Lilyan Abosh

**CONSTRUCT RESIDENTIAL SUBDIVISION FOR STAGES 8-11 - BEAN-PALISADE-BISHOP CRESCENT, JOINER AND GARDEN PLACE, NEWLEAF PDE, SANDILANDS AND HUMPHRIES ROAD, BONNYRIGG**

Dear Sir/Madam,

Reference is made to Council's correspondence dated 5 July 2021, regarding the abovementioned Application which was referred to Transport for NSW (TfNSW) for comment in accordance with the *State Environmental Planning Policy (Infrastructure) 2007*.

TfNSW has reviewed the submitted information and notes that the proponent is conditioned to provide intersection improvements on the surrounding road network prior to the submission of the Stage 8 application, as per the MP06\_0046 consent.

TfNSW provided a response to the Department of Planning, Industry and Environment in Attachment 1 for the MP06\_0046 MOD 5 application, which requires the proponent to provide land dedication at the Cabramatta Road West and Humphries Road intersection, to satisfy consent conditions in the MP06\_0046 application. As such, the subdivision plan / concept plan (in dwg or compatible format), showing the requested land dedication to satisfy TfNSW requirements and the MP06\_0046 consent should be submitted to TfNSW for endorsement prior to the determination of this application.

Upon receipt of the above requested information, TfNSW will undertake further assessment and provide response accordingly.

If you have any further questions, Mr. Felix Liu would be pleased to take your call on 8849 2113 or email [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au). I hope this has been of assistance.

Yours sincerely,



**Malgy Coman**  
Senior Land Use Planner

**Attachment 1**



Transport  
for NSW

22 July 2020

TfNSW Reference: SYD12/00081/12  
DPIE Reference: MP06\_0046 MOD5

Department of Planning, Industry and Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Matthew Rosel

**MODIFICATION TO THE CONCEPT PLAN FOR BONNYRIGG HOUSING ESTATE  
(MP06\_0046 MOD5)**

Reference is made to Department of Planning, Industry and Environment's correspondence dated 23 June 2020 requesting Transport for NSW (TfNSW) comment on the Response to Submissions for the abovementioned application.

TfNSW has reviewed the submitted documents and raises no objections to the modification application subject to the following conditions being included in any consent issued by the Department:

1. Land dedication and a concept plan for the intersection of Cabramatta Road and Humphries Road is required to allow for a left turn slip lane from Cabramatta Road into Humphries Road; and a right turn from Humphries Road onto Cabramatta Road.
2. Land dedication and a concept design for Humphries Road and Edensor Road is required for proposed Traffic Control Signals as a double diamond intersection. This entails the applicant to undertake traffic modelling and develop concept design of the intersection to the satisfaction of TfNSW and Council.
3. A Transport Infrastructure Contribution (TIC) Deed would be entered into to undertake the works as agreed prior to the issue of construction certificate for any future development of the site.

If you have any further questions, Sandra Grimes, Development Assessment Officer, would be pleased to take your call on (02) 9563 8651 or please email [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au). I hope this has been of assistance.

Yours sincerely



**Pahee Rathan**  
Senior Land Use Assessment Coordinator

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Transport for NSW  
27 Argyle Street, Parramatta NSW 2150 | Locked Bag 5085, Parramatta NSW 2124  
P (02) 8849 2666 | W [transport.nsw.gov.au](http://transport.nsw.gov.au) | ABN 18 804 239 602