

17 November 2020

Our Reference: SYD19/01625/05

Council Reference: DA19/0826

Portal Reference: CNR-3036

Sandra Fagan
Penrith City Council
PO Box 60
PENRITH NSW 2751

Dear Ms Fagan

PROPOSED APPLICATION FOR WASTE DISPOSAL FACILITY, BULK EARTHWORKS, FILL IMPORTATION, HERITAGE SALVAGE WORKS, TREE REMOVAL, DEMOLITION AND LAND CLEARING - LOT 5 DP 860456, 1669-1732 ELIZABETH DRIVE, BADGERYS CREEK

Reference is made to Council's correspondence dated 14 November 2019 with regard to the abovementioned Development Application, which was referred to Transport for NSW (TfNSW) in accordance with Designated Development under Section 4.10 and is Integrated Development under Section 4.46, of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

TfNSW has reviewed the submitted documentation and based on the information provided does not provide support for the Development application in its current form. TfNSW provides the following comments:

1. TfNSW notes that the Construction Traffic Management plan has not been updated in response to TfNSW previous letter dated 19 February 2020. It is integral that the development impacts are provided for review to ensure that the impacts to the community/road users are minimised.

In this regard TfNSW reiterates the previous letter see attachment A, to be addressed prior to any further review of this application.

2. It should also be noted that Elizabeth Drive and Martin Road intersection has recently been given in-conditional approval for a signalised T-intersection as part of the development consent to the south of Elizabeth Drive. As per point 2 in Attachment A this should be taken into account for any future year traffic study.
3. During previous discussion TfNSW has made it clear that the future Elizabeth Drive widening Project would likely impact on this property. If the project does proceed widening of the road corridor would be in the region of 30 metres. Therefore a 30 metre setback of the current alignment of Elizabeth Drive is recommended to preserve the corridor.

TfNSW position has not changed on this matter and recommends that Mirvac continue to liaise with Liam Sheridan (TfNSW Project Development Manager) via email Elizabethdrive@rms.nsw.gov.au.

Therefore, the application is to be modified addressing the abovementioned requirements and submitted to TfNSW for review prior to the determination of the application. Upon receipt of the information TfNSW will undertake an assessment and provide a response accordingly.

If you have any further questions, Laura van Putten, Land Use Planner at TfNSW, would be pleased to take your call on (02) 8849 2480 or please email development.sydney@rms.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Zhaleh Alamouti', written in a cursive style.

Zhaleh Alamouti

A/Senior Land Use Assessment Coordinator
Transport for NSW

Attachment A – TfNSW Letter 5 February 2020



18 February 2020

Our Reference: SYD19/01625/01
Council Ref: DA19/0826

Sandra Fagan
Penrith City Council
PO Box 60
PENRITH NSW 2751

Dear Ms Fagan

PROPOSED APPLICATION FOR WASTE DISPOSAL FACILITY, BULK EARTHWORKS, FILL IMPORTATION, HERITAGE SALVAGE WORKS, TREE REMOVAL, DEMOLITION, AND LAND CLEARING - LOT 5 DP 860456, 1669-1732 ELIZABETH DRIVE, BADGERYS CREEK

Reference is made to Council's correspondence dated 24 December 2019 with regard to the abovementioned Development Application, which was referred to Transport for NSW (TfNSW) in accordance with Designated Development under Section 4.10 and is Integrated Development under Section 4.46, of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

TfNSW has reviewed the submitted documentation and based on the information provided does not provide support for the Development application in its current form. TfNSW provides the following comments:

1. A cumulative Traffic Study should be provided and should include a traffic assignment diagram and SIDRA network modelling indicating the impacts from this development of at the least the following intersections (but not limited to):
 - i. Suez Access Road/Elizabeth Drive
 - ii. Martin Road/Elizabeth Drive
 - iii. Lawson Road/Elizabeth Drive
2. Traffic Modelling and analysis for the application should consider the cumulative traffic impact of the development on surrounding roads and intersections in the context of any other known planning proposals and developments in the precinct and surrounds, and the need for upgrades or improvement works including consideration to timing and funding (if required). The traffic study is to consider the impact on Elizabeth Drive for the duration of the works.
3. All SIDRA files are to be provided to TfNSW for review.
4. A strip of land has previously been dedicated as Public Road by private subdivision (DP 240718), along the Elizabeth Drive frontage of the subject property, as shown by yellow colour on the **Attachment A - Aerial** —“X”

TfNSW has previously resumed & dedicated a strip of land as road along the Elizabeth Drive frontage of the subject property, as shown by grey colour on the attached Aerial —“X”

Transport for NSW

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5. The subject property is also within a broad investigation area for the long term widening of Elizabeth Drive. The investigations have not yet advanced to the stage where options have been defined and accordingly it is not possible at this date to identify if any part of the subject property would be required to accommodate this proposal however there is the potential that the frontage of the site may be impacted.

If you have any further questions about the project, please don't hesitate to contact Liam Sheridan (Project Development Manager) on 1800 865 503 or at Elizabethdrive@rms.nsw.gov.au.

6. TfNSW is currently investigating the proposed M12 Motorway Project and the subject property is within the broad investigation area. However TfNSW (Roads) has now defined a preferred corridor for further examination (see attached Community Update).

The investigations completed to date indicate that the subject property is outside the preferred corridor. However, the proposal may change, as it has not yet been approved and it is not possible at this date to provide any more definite information.

Further information in regard to this Project can be obtained by contacting the Project Team — Ph: 1800 517 155 or E mail: m12motorway@rms.nsw.gov.au

Please Note that your subject referral to TfNSW does not cover property responses for the Outer Sydney Orbital (OSO) proposal. Therefore you may wish to make a further referral direct to the Outer Sydney Orbital (OSO) project team via corridors@transport.nsw.gov.au.

The application is to be modified addressing the abovementioned requirements and submitted to TfNSW for review prior to the determination of the application. Upon receipt of the information TfNSW will undertake an assessment and provide a response accordingly.

If you have any further questions, Laura van Putten, Land Use Planner at TfNSW, would be pleased to take your call on (02) 8849 2480 or please email development.sydney@rms.nsw.gov.au.

Yours sincerely



Pahee Rathan
Senior Land Use Assessment Coordinator