

25 August, 2021

Rachel Davis
A/ Senior Manager, Strategic Land Use
Land Use, Network and Place Planning, Greater Sydney
Transport for NSW
PO Box 973
PARRAMATTA CBD NSW 2124

Attention: Tricia Zapanta - TfNSW

Cc: DPIE -Stuart McIntosh, TfNSW - development.sydney@transport.nsw.gov.au

Dear Madam,

Planning Proposal PP-2020-3108 - Appin Road and Kellerman Drive, St Helens Park.

Thank you for your letter dated 10 August 2021.

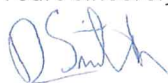
Council's earlier letter to Transport for NSW (TfNSW) dated 20 July 2021 provided confirmation of Council's decision on the matter, and specifically that the traffic issues raised by TfNSW (submission dated 10 June 2021) were determined to be resolvable at the development application (DA) stage. As you are aware, the subject Planning Proposal has been supported by Campbelltown City Council and forwarded to the Department of Planning Industry and Environment for making.

The traffic concerns raised by TfNSW have been considered by Council, and it is acknowledged that future road and driveway works would need to be undertaken to address a sight line deficiency with the existing Kellerman Driveway exit point to the site. This existing deficiency would need to be assessed in detail at the DA stage for any future development on the land, requiring consultation with TfNSW in accordance with the Infrastructure SEPP. Whether this design remedy takes the form a new seagull intersection treatment as put forward by the proponent, or a revised left in / left out access as put forward in your recent letter, will be subject to detailed assessment at the DA stage when details of the proposed development and actual traffic generation are known. In this regard, the concept development plan for a local neighbourhood centre that was used to assess potential traffic impacts should only be read as an indicative plan and would be subject to change - including potentially a reduction in development scale and/or traffic generation.

Council is committed to working with TfNSW to ensure all future development proposals for the land properly address traffic and parking impacts, including the use of the existing driveways to the land from Kellerman Drive and Appin Road. In this respect it is noted that all existing driveway points to Appin Road and Kellerman Drive have been approved and constructed in accordance with the requirements of TfNSW / RMS (previously RTA) for the existing service station and convenience store development. The approved driveway design caters for semi-trailers entering and leaving the site for deliveries, as well as cars accessing the service station / convenience store. The approved internal driveway layout through the site between Kellerman Drive and Appin Road also provides vehicular access to future development on the vacant portion of the land. This vacant part of the site could reasonably be developed with housing lots and/or commercial development in the form of a service station and neighbourhood shops as currently permitted by Campbelltown Local Environmental Plan 2015.

If you require any further information please contact Jeff Burton from Council's City Development Division on (02) 4645 4842.

Yours sincerely



David Smith
Executive Manager Urban Centres