

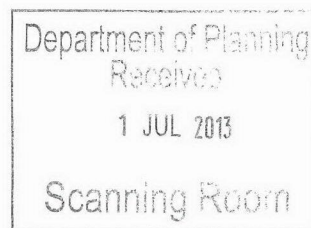


**Transport
for NSW**



CD13/05971

Director
Metropolitan and Regional Projects South
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001



Attention: Natasha Harras

**ENVIRONMENTAL ASSESSMENT FOR A CONCEPT PLAN APPLICATION FOR A
RESIDENTIAL DEVELOPMENT WITH ANCILLARY RETAIL USES AND OPEN SPACE
(CHANNEL 9 SITE), 6-30 ARTARMON ROAD, WILLOUGHBY (MP10_0198)**

Dear Ms Harras,

Thank you for your letter dated 28 March 2013 regarding your request for Transport for NSW to provide comment on the Concept Plan application for the above proposal and I apologise for the delay in responding.

Transport for NSW has reviewed the Environmental Assessment report and associated documentation and has identified a number of transport related issues that should be addressed by the proponent prior to the determination of the Concept Plan application.

The Transport and Accessibility Impact Assessment report prepared by AECOM Pty Ltd, does not address the capacity of bus services to support the subject site's forecast number of residents. The Concept Plan should consider the potential impacts of the proposal on the capacity of bus services operating on Willoughby Road.

Additionally, the Concept Plan should include a full assessment of pedestrian and bicycle accessibility to bus stops located on Willoughby Road and at Artarmon Train Station to identify the priority infrastructure upgrade works required to ensure the safe and efficient movement of people from these locations to the subject site.

Should the Concept Plan be approved, the approval must include a condition requiring the Stage 1 Project Application to investigate any potential impacts to regular bus services and school bus services operating on roads within the vicinity of the subject site from construction vehicles during construction of the proposed Stage 1 works. Potential impacts of pedestrian access to public transport infrastructure, including train stations and bus stops must also be investigated. Should any impacts be identified, the duration of the impacts and the measures proposed to mitigate these impacts must be clearly explained.

In terms of vehicular access to the subject site, the proposed access via Richmond Avenue is in close proximity to the intersection with Artarmon Road and there is potential for the traffic generated from the proposed development to queue back onto Artarmon Road. As both of these roads are local roads, advice should be sought from Willoughby City Council.

Transport for NSW would appreciate the opportunity to provide comment on the subsequent Project Application for the subject site.

Should you have any questions regarding this matter, please contact Aleks Tancevski on 8202 2811 or Aleks.Tancevski@transport.nsw.gov.au

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'MO', with a large circular flourish underneath.

26/6/13

Mark Ozinga
**Manager, Land Use and Transport Planning
Planning and Programs**