



**Transport
for NSW**



PCU52149

Ben Lusher
Manager – Key Sites and Social Projects
Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Fiona Gibson

Dear Mr Lusher

**Exhibition of Modification Request to Concept Plan for Kirrawee Brick Pit, 566-594
Princes Highway, Kirrawee (MP10_0076 MOD 3)**

Thank you for your letter dated 17 February 2014 regarding the above. Please accept our letter as a joint Transport for NSW (TfNSW) and Roads and Maritime Services (RMS) response to the subject proposal.

The following comments are provided on the proposed Concept Plan modification for the above development:

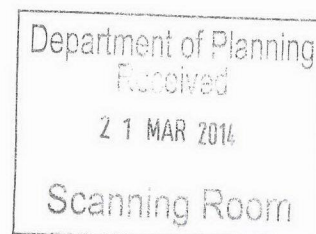
- Based on *Section 75W Modification (MOD 3) to Concept Plan MP10_0076* prepared by Sutherland & Associates Planning, the proponent seeks to delete some of the clauses in relation to car parking provided in the original Conditions of Consent for the Concept Plan. TfNSW proposes the following clauses to replace the deleted clauses:
 - TfNSW requests that **Condition B4 – Car Parking** be replaced with the following:

B4 – Car Parking

a) *Total number of car parking spaces for the residential component of the development shall be provided without exceeding the following car parking rates.*

- *One bedroom – 1 space per unit*
- *Two bedroom – 1.25 spaces per unit*
- *Three bedroom – 1.5 spaces per unit*
- *Visitor – 0.125 space per unit (1 space per 8 units)*

b) *Development must comply with the modified concept plan's (mod 3)*



non-residential car parking rates identified in the Traffic Impact Assessment report prepared by Traffix dated 22 November 2013 (Version 2) including the replacement of 40 street car parking spaces displaced by the development.

- TfNSW requests that **Condition 14 (a) – Car Parking** be replaced with the following:

14 – Car Parking

- *Future applications shall address the following:*
 - a) *Total number of car parking spaces for the proposed development shall be provided without exceeding the car parking rates identified in the Traffic Impact Assessment report prepared by Traffix dated 22 November 2013.*
- TfNSW recommends that the proponent liaise with Council and the local bus operator to identify new locations for corresponding bus stops in close proximity to the main entrance of the development on the Princes Highway. Furthermore, safe and efficient pedestrian connectivity to bus stops in the vicinity of the development should be provided.
- A Construction Management Plan should specify any potential impacts to regular bus services operating on roads within the vicinity of the site from construction vehicles during construction of the proposed works. Potential impacts on pedestrian access to public transport infrastructure including bus stops must also be specified. Should any impacts be identified, the duration of the impacts and measures proposed to mitigate these must be clearly explained and committed to being enforced.

Thank you again for the opportunity of providing advice for the subject proposal. If you require clarification of any issue raised, please don't hesitate to contact Mark Ozinga on 8202 2198.

Yours sincerely



18/3/14

Mark Ozinga
Manager Land Use Development & Planning
Planning & Programs

CD14/03276