



# Transport

Michael Woodland  
Director  
Metropolitan Projects  
Department of Planning  
23-33 Bridge St  
Sydney NSW 2000

Dear Mr Woodland,

**MP09\_0054 MIXED USE DEVELOPMENT AT THE BAKEHOUSE QUARTER  
PARRAMATTA ROAD AND GEORGE STREET, NORTH STRATHFIELD**

I refer to your letter dated 12 November 2010 regarding the Environmental Assessment for the Mixed Use Development at the Bakehouse Quarter, North Strathfield. Transport NSW (TNSW) appreciates the opportunity to provide input to this application.

TNSW has reviewed the Environmental Assessment prepared by Urbis and the appended Traffic and Accessibility Impact Study prepared by Colston Budd Hunt & Kafes and notes the provision of bicycle parking and end-of-trip facilities within Building F and a commitment to prepare a workplace travel plan (WTP). The WTP should also address means to increase public transport usage together with walking and cycling for visitors to events and theatre on the site. Individual WTPs should be prepared prior to occupation for different development components of the site as conditions of consent.

In order to support the proposal, Transport NSW requests that a number of matters be resolved to support the objectives, targets and initiatives of the *NSW State Plan 2010*, the *Metropolitan Transport Plan: Connecting the City of Cities*, *Integrating Land Use and Transport* policy package, *Planning Guidelines for Walking and Cycling* and the *Healthy Urban Development Checklist*:

1. Given the excellent accessibility of the site between three train stations and bus routes along Parramatta Road, a further reduction in car parking rates should be considered to provide consistency with State Plan and Metropolitan Strategy objectives aiming to reduce private vehicle use. The current proposed rate of car parking, at 690 spaces, is well above the estimated combined peak parking requirement of 660 spaces as indicated in the Traffic and Accessibility Impact Study.
2. Consideration of a co-ordinated car share scheme to help minimise private car use as well as take advantage of the different time-of-week demand profiles of the commercial uses on-site and residential uses in close vicinity of the Bakehouse Quarter.

3. Provision of visitor bicycle parking facilities at ground level close to retail and office entrances, in a visible and weather protected location subject to casual surveillance, in addition to the bicycle parking provided in Building F. Pedestrian and bicycle access to and within the site requires greater consideration through a specific pedestrian and bicycle strategy.
4. TNSW directs the applicant to the Premier's Council for Active Living website, <http://www.pcal.nsw.gov.au/>, for further information on Workplace Travel Plan preparation for workers and visitors of the site. TNSW requests the opportunity to review the draft workplace travel plan.

The Transport Construction Authority and RailCorp will separately provide submissions regarding impacts on the current rail corridor and future rail works at this location.

The rail line adjacent to this development is part of the north south interstate rail corridor connecting Brisbane, Sydney and Melbourne. The Australian Rail Track Corporation (ARTC) have invested substantially in the corridor between Brisbane, Sydney and Melbourne specifically to cater for growth of the interstate freight task. The rail line at Strathfield is part of this corridor and has been identified as a critical bottleneck for rail freight movements as traffic starts to grow. Its upgrade will permit an increase in freight train movements. Any limitations or infringements on the corridor beyond what is there at present could therefore have a critical impact on this nationally significant corridor.

Finally, it is noted that the following key policy documents relevant to the proposal may be of assistance in finalising the proposal:

- *Metropolitan Transport Plan: Connecting the City of Cities*, NSW Transport and Infrastructure, 2010;
- *NSW Bike Plan*, NSW Government, 2010;
- *Planning Guidelines for Walking and Cycling*, NSW Department of Infrastructure, Planning and Natural Resources, Roads and Traffic Authority, 2004; and
- *Healthy Urban Development Checklist*, NSW Health, 2010.

I trust these comments are of assistance. The contact officer for this matter is Rowena Phua, who can be contacted on 8202 2286 or [rowena.phua@transport.nsw.gov.au](mailto:rowena.phua@transport.nsw.gov.au).

Yours sincerely

*William Gastineau-Hills* 16/12/10

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