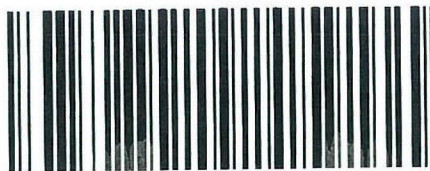




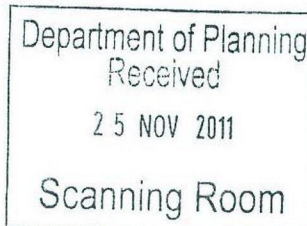
**Transport  
for NSW**



PCU028348

Mark Schofield  
Team Leader  
Metropolitan and Regional Projects South  
Department of Planning and Infrastructure  
GPO Box 39  
Sydney NSW 2001

Attention: John Phillipott



Dear Mr Schofield,

**EXHIBITION OF EA FOR CONCEPT PLAN APPLICATION FOR  
RESIDENTIAL DEVELOPMENT AT 21-31 EDWIN ST, 16-22 BENNETT ST, 1  
NORTHCOTE ST AND 14-22 HILLY ST MORTLAKE (MP09\_0131)**

Thankyou for your letter dated 4 October 2011 regarding the above Concept Plan application. Transport for NSW (TfNSW) has reviewed the Environmental Assessment and supporting information and provides the following comments for your consideration. We also note that Roads and Maritime Services (formerly the Roads and Traffic Authority) have made a separate submission to the Concept Plan which will also require consideration.

**Bus Servicing**

The development should not impact on the continued safe and efficient operation of buses in the area and specifically around the Mortlake terminus. TfNSW provides the following comments in this regard:

- Tennyson Road, Whittaker St, Hilly St and Northcote St are currently used by a number of bus routes terminating and turning around at Mortlake. Any future changes to on-street traffic and parking arrangements associated with the new development needs to accommodate the parking, manoeuvring and turning requirements of low-floor buses in consultation with the State Transit Authority (STA). Any new kerbside plantings or placements of street furniture including posts and poles, need to be placed with sufficient clearances to facilitate the safe operation of buses.
- It should be noted that TfNSW expects the continuation of bus operation and terminus as per the current arrangements into the future. The impact from the associated operational requirements in Mortlake such as noise should be expected by future residents in the area, and may increase over the long term as bus services increase to meet additional demand. As such, the design of developments in future project applications should consider and where required, incorporate appropriate noise mitigation measures for its future residents.



- With regards to the suggested opportunities to extend the existing Route 460 services to Rhodes, Sydney Buses operates this service under contract from TfNSW. Any formal requests to alter bus services need to be referred to the TfNSW in the first instance and not State Transit Authority as suggested in the *Assessment of Traffic, Transport and Parking Implications*. It should also be noted that an earlier trial in 2007 of the same was unviable and discontinued.
- The assessment of the existing bus services included in both the *Environmental Assessment (EA)* prepared by Mecone and *Assessment of Traffic, Transport and Parking Implications* prepared by Transport and Traffic Planning and Associates, are out of date. Bus routes within the area changed in March 2010. Route L03 no longer exists and new routes 439 and L39 operate between Mortlake and the City via Leichhardt and Broadway. Up to date bus route and service information is available at [www.sydneybuses.info](http://www.sydneybuses.info) and [www.131500.com.au](http://www.131500.com.au)

### **Car Parking**

The draft Statement of Commitments should be amended to require future project applications to provide car parking in accordance with the proposed maximum and minimum car parking rates as specified in Section 7 of the *Assessment of Traffic, Transport and Parking Implications* prepared by Transport and Traffic Planning and Associates.

### **Cycle and Pedestrian Network**

The draft Statement of Commitments should be amended to require the proposed cycle routes adjoining the development, as identified in concept plan, are to be provided at full cost to the developer and consistent with the Canada Bay Bike Plan, with design and construction in accordance the RTA's *NSW Bicycle Guidelines 2003*, *NSW Planning Guidelines for Walking & Cycling* (2004), and Austroads and Australian standards.

TfNSW notes that the draft Statement of Commitments also makes provision for resident bicycle storage and visitor bicycle parking in accordance with the rates specified in Council's Development Control Plan. Section 8 of the *Assessment of Traffic, Transport and Parking Implications* indicates that the bicycle storage and parking will be located within the buildings. TfNSW also supports the provision of visitor bicycle parking at-grade, near building entrances, within weather protected areas that are subject to casual surveillance. Accordingly, the draft Statement of Commitments should be amended to reflect this.

Should you have any further questions, please contact Joanne McGuinness on 8202 3788 or [joanne.mcguinness@transport.nsw.gov.au](mailto:joanne.mcguinness@transport.nsw.gov.au).

Yours sincerely

 17/11/11

Mohini Nair

**Principal Manager, Integrated Transport Planning and Land Use  
Planning and Programs**