

23 January 2026

TfNSW Reference: SYD25/01512/01

DPHI's Reference: SSD-97092958

Ms Kiersten Fishburn
Secretary
Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Attention: Emma Butcher

**EXHIBITION OF ENVIRONMENTAL IMPACT STATEMENT
BULLECOURT AVENUE, MILPERRA – EARLY WORKS & STAGE 1
2 AND 2A BULLECOURT AVENUE, MILPERRA**

Dear Ms Fishburn,

Thank you for referring the Environmental Impact Statement (**EIS**) for the SSD-97092958 'Bullecourt Avenue, Milperra – Early Works & Stage 1' to Transport for NSW (**TfNSW**) for comment.

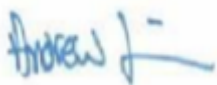
TfNSW notes that this application seek approval for the construction of 62 dwellings and remaining superlots (to facilitate 430 total new dwellings on the site) and all the proposed civil works across the entirety of the site, including the following:

- Tree removal;
- Site remediation (excluding works carried out as category 2 remediation works);
- Construction of bulk earthworks, public roads and landscaping, and services;
- Augmentation of existing services and road infrastructure;
- Construction of three (3) public parks;
- Construction of a carpark to service the existing childcare centre and E1 Local Centre zoned land;
- Subdivision resulting in 62 residential lots, infrastructure lots, remaining superlots across the site, and the creation; of a community title lot for land zoned C2 Environmental Conservation and E1 Local Centre; and
- Conservation works including the management of >2Ha Cumberland Plain Woodland Species.

After review of the EIS and supporting documentation for SSD-97092958, TfNSW provides the Department of Planning, Housing and Infrastructure (DPHI) with the suggested conditions of consent in **TAB A**.

For more information, please contact Narelle Gonzales, Development Assessment Officer on 0409 541 879 or by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,



Andrew Lissenden
A/Senior Land Use Planner - Eastern
Transport Planning Branch
Planning, Integration and Passenger

TAB A – Suggested conditions of consent.

1. Proposed M5 South Western Motorway boundary interface works

a) Comment

The subject property shares a common boundary with the M5 South Western Motorway which is a Declared Tollway by notification in Government Gazette No. 99 of 14 August 1992.

Section 9.2 *Coordination works with adjoining properties* of the WSU Milperra – DA Civil Engineering Design Report (dated 14/11/2025) mentions the proposed M5 Motorway boundary interface works:

- Removal of the existing chain link wire fence along the boundary
- Removal of a number of trees along the boundary as the root zones of the trees will be impacted by the internal works within the WSU site
- Removal of the existing stormwater outlets
- Removal of a number of portions of the existing sewer which impacts the retaining walls
- Installation of new headwalls and small lengths of pipe which discharge stormwater from the basins to the existing swale and regrade tail-out as required (note that stormwater quality has been improved, and the quantity has been reduced to pre-development levels)
- Construction of new retaining walls along the boundary. It is proposed that all new retaining walls are located entirely within the WSU boundary. It is noted that the types of walls for different sections of the wall may vary and may include reinforced earth walls as well as cantilevered walls and pile walls.

b) Suggested condition:

TfNSW approval shall be obtained for any modification to boundary assets before modifications are implemented. If approved by TfNSW, an interface or access agreement with Transurban is required to cover the modification of the boundary assets.

2. Stormwater

a) Comment:

Section 10 *Stormwater Management and Assessment* of the WSU Milperra – DA Civil Engineering Design Report (dated 14/11/2025) details that the development will discharge stormwater to the existing infrastructure in the M5 motorway.

b) Suggested condition:

Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system that impact the M5 South Western Motorway are to be submitted to TfNSW for approval and approval obtained, prior to the commencement of any works. Please send all documentation to development.sydney@transport.nsw.gov.au.

A plan checking fee will be payable, and a performance bond may be required before TfNSW approval is issued.

3. Earthworks

a) Comment:

The Remedial Action Plan prepared by Environmental Group Australia, (Report No: 2300_RAP-300924, dated 4/11/2025) indicates that earthworks are proposed along the M5 South Western Motorway.

b) Suggested condition:

The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2020/001. No works are to occur outside the development site boundary or impact upon the M5 South Western Motorway road reserve.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by TfNSW. Please send all documentation to development.sydney@transport.nsw.gov.au.

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

4. Noise

a) Comment:

The provisions of Section 2.120 (Impact of road noise or vibration on non-road development) of *State Environmental Planning Policy (Transport and Infrastructure) 2021* apply to the submitted application as the annual average daily traffic volume along this section of the M5 Motorway is more than 20,000 vehicles.

b) Suggested condition:

The developer will need to demonstrate to the satisfaction of the DPHI that the development is able to comply with provisions contained in Section 2.120 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* specifically in relation to measures to ensure the required noise levels as detailed in Subclause 3 are not exceeded when future dwellings on the lots being created are ready to be occupied noting that future dwellings may not require a development application.