

14 April 2026

TfNSW Reference: SYD25-00983/03
DPHI Reference: SSD-90243456



Ms. Kiersten Fishburn
Secretary
Department of Planning, Housing, and Infrastructure
Locked Bag 5022
Parramatta NSW 2150

Attention: Annabel Turner

**ENVIRONMENTAL IMPACT STATEMENT (EIS)
SHOP TOP HOUSING
2-10 VALENTINE AVENUE, PARRAMATTA**

Dear Ms Fishburn,

Thank you for inviting Transport for NSW (**TfNSW**) to review and comment on the Environmental Impact Statement (**EIS**) for the abovementioned State Significant Development (**SSD**) application.

TfNSW appreciates the opportunity to provide comment on the EIS and provides advice for the Department of Planning, Housing and Infrastructure's (**DPHI**) consideration in **TAB A**.

If you have further questions regarding the above matter, please contact Shoba Sivasubramaniam, Development Assessment Officer, via phone on 0461 319 385 or email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "B. Pegg".

Brendan Pegg
Senior Manager Land Use Assessment Central and Western
Transport Planning Branch
Planning, Integration and Passenger Division

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TAB A – TfNSW Advisory Comments

Car Parking

Comment:

As the site is currently well serviced by rail, and bus and benefits from the proximity to the public transport network, TfNSW recommends that the minimum parking provisions that align with the Parramatta Local Environmental Plan (PLEP).

Proximity to Rail Corridor

Comment:

The supporting reports should also consider DPHI's Development near *Rail Corridors and Busy Roads – Interim Guideline*.

Rail Impact Assessment

Comment:

The development includes a proposal for the excavation, construction, and operation of a mixed-use development that is in close proximity to the rail land. However, it is noted that the development application has included limited information associated with the impacts of the development on the surrounding TfNSW assets.

Recommendation:

It is requested the Applicant provides the following documentation for TfNSW review as part of the Response to Submissions (RtS):

- The proposed development requires excavation for six basement levels (18.6m deep) which is proposed to be supported by anchored pile retaining wall system. The site is located very close to rail corridor with a rail bridge over Parkes Street at its eastern corner. The offset distance between proposed tower-building from rail corridor is only 1.5m. Hence, impact assessment of the proposed excavation work on the existing transport asset is essential as per GTD2020/001. The prediction of ground movement including vertical and horizontal movements of the proposed retaining structure at each construction stage shall be provided to demonstrate that the associated ground movements are within acceptable limits and would not result in any damage to TfNSW asset. It is understood that a number of impact assessment reports will be issued at detailed design stage once the concession application for the use of temporary ground anchors extending into rail corridor is accepted by TfNSW. Please provide all required documents and demonstrate compliance with GTD2020/001.
- Existing utility services along the road and rail corridor shall be identified and impact assessment shall be conducted. Please analyse and report on the effect of the proposed excavation on the utilities (e.g. water, gas etc.) located within the zone affected by the proposed construction in accordance with GTD2020/001. The design and construction shall consider the requirements of utility owners and the sensitivity of these utilities to ground movements.
- A combination of Secant and Soldier Pile is proposed to support basement excavation work. Please include in the drawing pile integrity/ load testing requirements in accordance with AS5100.3/ AS2159.
- Temporary anchor is proposed to support piled retaining wall, subject to TfNSW acceptance of concession application. Please note that GTD2020/001 requires the ground anchors to be designed and tested in accordance with AS5100.3. Please ensure all the design requirements for ground anchors as mentioned in GTD2020/001 are complied with.
- Please provide site specific instrumentation and monitoring plan (IMP) to track ground movement and vibration during construction in accordance with GTD2020/001 for review.

It is recommended that the final copies of the above documents need to be submitted as part of the Applicant's RtS.

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