

1 April 2026

TfNSW Reference: SYD26/00296/01

DPHI Reference: SSD-109593990



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

Attention: Akshay Bishnoi

**REQUEST FOR SECRETARYS ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)
INFILL AFFORDABLE HOUSING
37-39 HILL ROAD, WENTWORTH POINT**

Dear Ms Fishburn,

Thank you for referring the request for Secretary's Environmental Assessment Requirements (**SEARs**) to Transport for NSW (**TfNSW**) for comment.

TfNSW has reviewed the submitted information and request the following issues in **TAB A** to be addressed as part of the traffic and transport impact assessment for the proposed development.

Should you have any questions regarding the above matter, please contact Zeliha Cansiz, Development Assessment Officer, on phone 0460 427 977 or via 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

OFFICIAL

TAB A - TfNSW suggested requirements and comments

1. Transport Impact Assessment (TIA): A TIA shall be prepared in accordance with the *Guide to Transport Impact Assessment (GTIA)*. GTIA replaces the Guide to Traffic Generating Developments and can be found at this [link](#). The TIA will enable TfNSW to understand the impacts the development may have on the state classified road network that it manages, as well as the impacts from local road connections with the state classified road network because of increased vehicular, bus and pedestrian/active transport movements. The TIA must include, but not be limited to, the following:
 - A review of the crash data along the identified transport route/s and key nearby intersections for the most recent 5-year reporting period and an assessment of the safety implications of the proposed development and required mitigation measures.
 - Plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading, or servicing can be accommodated on the site to avoid queuing in the street network. A preliminary Construction Traffic (or Transport) Management Plan (**CTMP**) should be prepared as part of the TIA to mitigate any such impacts.
 - Details of the site access and pedestrian network and parking provision associated with the proposed development, in accordance with the relevant Australian Standards, Austroads Guide and Council's Development Control Plan (**DCP**).
 - Details of Travel Demand Management (**TDM**) measures to be utilised to minimise the development impact on general traffic and bus operations, including details of a location-specific sustainable travel plan (Green Travel Plan and/or specific Workplace Travel Plan) and the provision of facilities to increase the non-car mode share for travel to and from the site.
 - Details of the adequacy of existing public transport or any future public transport infrastructure within the vicinity of the site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand for the proposed development; and
 - Measures to integrate the development with the existing/future public transport network.