

8 April 2026

TfNSW Reference: SYD26/00311/01  
DPHI Reference: SSD-101317213



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

Attention: Nathan Stringer

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**EXHIBITION OF ENVIRONMENTAL IMPACT STATEMENT  
MIXED-USE DEVELOPMENT  
25-27 LEEDS STREET, RHODES**

Dear Ms Fishburn,

Thank you for providing Transport for NSW (**TfNSW**) an opportunity to comment on the Environmental Impact Statement (**EIS**) for the proposed mixed-use development at 25-27 Leeds Street, Rhodes.

TfNSW has reviewed the submitted EIS and advises that:

- The traffic generation comparison between the previous Development Approval (**Approval**) and this development results in no net increase or decrease to traffic. As such, the traffic generated will unlikely have an impact on the surrounding transport network.
- No new civil works are proposed on the classified road network, as such all civil works proposed on the local road network should be undertaken to the satisfaction of Council as the relevant Road Authority.

As such, TfNSW provide the Department of Planning, Housing and Infrastructure (**DPHI**) with suggested conditions of consent in **TAB A** for consideration.

In addition to the above, TfNSW has provided advisory comments in **TAB B** for DPHI's consideration in determining the development.

Should you have any questions regarding the above matter, please contact Annelly Ketheson, Land Use Planner on phone 9983 2731 or via email at [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au)

Yours sincerely,

A handwritten signature in black ink, appearing to read "Lee Farrell".

**Lee Farrell**  
**A/Senior Manager Land Use Assessment Central and Western**  
**Transport Planning Branch**  
**Planning, Integration and Passenger Division**

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W [transport.nsw.gov.au](http://transport.nsw.gov.au)

## **TAB A – TfNSW suggested conditions of consent**

### **Construction Pedestrian Traffic Management Plan**

#### Recommended condition:

A Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to TfNSW for review and endorsement prior to the issue of a construction certificate.

Please send to [development.ctmp.cjp@transport.nsw.gov.au](mailto:development.ctmp.cjp@transport.nsw.gov.au).

#### Reason:

To ameliorate impact of construction activities on the surrounding transport network.

### **Green Travel Plan**

#### Recommended Condition:

As part of the ongoing operation of the development, a detailed Green Travel Plan (GTP), which includes target mode shares to reduce the reliance on private vehicles, shall be prepared. The GTP must be implemented accordingly and updated annually.

#### Reason:

To encourage and support sustainable transport outcomes for future users of the development.

## **TAB B – TfNSW Advisory comments**

### **Car Parking**

Comment:

Sufficient car parking spaces should be provided as part of the development to eliminate the need for on-street parking within the Rhodes Precinct.