

22 June 2026

TfNSW reference: STH26/00055/002
Your reference: SSD-83789711 – PAE-106177960

Department of Planning Housing Infrastructure
By Email: delia.galao@dpie.nsw.gov.au

Attention: Delia Galao

SSD-83789711 – Corrimal Coke Works - Stage 2A – Response to Submissions (RTS) – LOT:126 DP:598190, LOT:1 DP:795791 LOT:11 DP/749492 – Railway Street, CORRIMAL

Dear Delia

Transport for NSW (TfNSW) received a referral for the above project (SSD-83789711) on 10 June 2026, seeking comments on the response to submissions provided by the Developer. TfNSW notes that the SSD for Stage 2A comprises 207 dwellings, which form parts of the total 550 dwellings approved for the site across Stages 1–4.

However, TfNSW notes that the submission in late 2025 had identified a potential future uplift of up to 850 dwellings and included traffic modelling to reflect the impact of this increase in dwellings. The modelling demonstrated adverse impacts to the state road network, particularly the Memorial Drive and Railway Street intersection. TfNSW has reviewed the submitted information and provides its detailed comments in **Attachment 1**.

If you have any questions, please contact Liliana Hutchinson, Development Services Case Officer, on 9595 5038 or email development.south@transport.nsw.gov.au.

Yours faithfully

A handwritten signature in black ink, appearing to read "Nathan Boscaro".

Nathan Boscaro
Manager, Development Services

OFFICIAL

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Context

TfNSW notes for this SSD:

- The key classified state road is Memorial Drive,
- Stage 2A comprises 207 dwellings, as generally shown in **Attachment 2**,
- That in accordance with *Chapter 2 - Affordable Housing and Chapter 5 - Transport Oriented Development under the State Environmental Planning Policy (Housing), 2021*, the Department expects the dwelling cap on this site to be lifted to 850 dwellings,
- The Transport Impact Assessment (TIA) written to support this SSD showed the intersection of Memorial Drive and Railway Street as currently failing. The TIA also showed that once the total of 850 dwellings are delivered, the safety and efficiency of the state road intersection will be compromised,
- The TIA utilised VISSIM modelling to understand the impact of the 850 dwellings on the state road intersection,
- Sydney Trains have responded under separate cover,
- TfNSW responded to for Stage 2-4 Civil Works SSD 96131212, on this site in May 2026,
- A State Voluntary Planning Agreement (SVPA) was executed in March 2025.

Comments

TfNSW has identified the following concerns that should be addressed by the consent authority.

- TfNSW notes that the intersection of Memorial Drive and Railway Street is operating near capacity under existing conditions, as demonstrated in the modelling. The TfNSW modelling team has reviewed the information and provides comments in **Attachment 3**. TfNSW requires a review of the comments and amendments to the model.
- TfNSW notes that a SVPA was executed in March 2025 and is shown in **Attachment 4**. Schedule 4 of the SVPA outlines financial contributions allocated toward state public infrastructure upgrades. Based on the traffic modelling, the intersection of Memorial Drive and Railway Street is expected to experience increased congestion. Accordingly, TfNSW requests that the Consent Authority reviews the existing VPA to ensure it is adequate and appropriate for any proposed uplift noting that the increase of traffic volumes will have significant impacts to the key state road intersection.

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Attachment 3

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Attachment 3: TfNSW modelling comments

Attachment 4

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Attachment 4: State Planning Agreement

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