

16 February 2023

TfNSW Reference: SYD23/00161  
DPE Reference: SSD-51432710

Mr. Michael Cassel  
Secretary  
Department of Planning and Environment  
Locked Bag 5022,  
Parramatta NSW 2124

Attention: Lucinda Craig

---

**REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)  
THE REGENT REDFERN  
REGENT STREET, REDFERN**

Dear Mr Cassel

Thank you for referring the Secretary's Environmental Assessment Requirements (SEARs) regarding SSD-51432710 'The Regent Redfern' to Transport for NSW (TfNSW) for review and comment

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

For more information, please contact Narelle Gonzales, Development Assessment Officer, via phone on 0409 541 879, by 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 "B. Pegg".

**Brendan Pegg**  
Senior Manager Land Use Assessment Eastern  
Planning and Programs, Greater Sydney Division

## **TAB A - Key Issues: Transport and Accessibility**

Provide a transport and accessibility impact assessment, which includes, but is not limited to the following:

- Details of all traffic types and volumes likely to be generated during construction and operation, including a description of haul routes and vehicle types. Traffic flows are to be shown diagrammatically to a level of detail sufficient for easy interpretation.
- An assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model. This is to include the identification and consideration of approved and proposed developments/planning proposals/road upgrades in the vicinity.
- 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.
- Detailed plans of the site access and proposed layout of the internal road and pedestrian network and parking on site in accordance with the relevant Australian Standards and Council's DCP.
- Swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site.
- Details of road upgrades, infrastructure works, or new roads or access points required for the development.
- Details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location-specific sustainable travel plan (Green Travel Plan and 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.

### **Relevant Policies and Guidelines:**

- Guide to Traffic Generating Developments (Roads and Maritime Services, 2002).
- NSW Freight and Ports Plans 2018-2023.
- Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas.
- Cycling Aspects of Austroads Guides.
- NSW Planning Guidelines for Walking and Cycling (Department of Infrastructure, Planning and Natural Resources (DIPNR), 2004).
- Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments (Austroads, 2020).
- Australian Standard 2890.3 Parking facilities, Part 3: Bicycle parking (AS 890.3).