

6 March 2024

TfNSW Reference: SYD24/00244
DPHI Reference: SSD-52604208



Ms. Kiersten Fishburn
Secretary
Department of Planning, Housing and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Judith Elijah

**ENVIRONMENTAL IMPACT STATEMENT (EIS) FOR A MIXED-USE BUILD-TO-RENT DEVELOPMENT
85-97 WATERLOO ROAD AND 2 BANFIELD ROAD, MACQUARIE PARK**

Dear Ms. Fishburn,

Reference is made to the Department of Planning, Housing and Infrastructure's (DPHI) referral inviting Transport for NSW (TfNSW) to comment on the State Significant Development Application seeking development consent for a mixed-use build-to-rent (BTR) development at 85-97 Waterloo Road that will consist of 736 residential apartments, ground level retail and active uses.

TfNSW appreciates the opportunity to provide comment on the EIS and advises that the site is within walking distance to the Sydney Metro with high frequency, reliable, turn-up-and-go metro services with fully accessible stations. Significant population and employment uplift is proposed for this precinct over the medium to long term to leverage off the delivery of the Sydney Metro including bus network enhancements within Macquarie Park.

In this regard, developments in this precinct should aim to facilitate more sustainable transport mode choice to minimise the level of congestion on the road network and encourage the use of public and active transport. The parking provision for the subject development should be consistent with the *State Environmental Planning Policy (Housing) 2021* with the applicable parking rate being 0.2 parking spaces for each dwelling. In addition, it is noted that the *State Environmental Planning Policy (Housing) 2021* does not identify a requirement for any visitor parking spaces. It is recommended the on-site parking provision is reduced accordingly.

For more information, please contact Vic Naidu, Land Use Planner via email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

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

Rachel Davis
Senior Land Use Planner
Land Use Assessment Eastern
Planning and Programs, Greater Sydney Division

OFFICIAL