

4 April 2025

TfNSW Reference: SYD25/01304/03
DPHI Reference: SSD-61389706



Ms Kiersten Fishburn
Secretary
Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

Attention: Tuong Vi Doan

**ENVIRONMENTAL IMPACT STATEMENT EXHIBITION - UNITING WAR MEMORIAL HOSPITAL WAVERLEY
– BRONTE ROAD, BIRRELL STREET, CARRINGTON ROAD & CHURCH STREET, WAVERLEY**

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 Environmental Impact Statement (EIS) relating to the proposed residential aged care facility, independent living units, community facilities and ancillary land uses at the Uniting War Memorial Hospital Waverley located on Bronte Road, Birrell Street, Carrington Road & Church Street, Waverley.

TfNSW appreciates the opportunity to comment on the EIS and provides its suggested conditions for inclusion in any Development Consent issued in **TAB A**.

TfNSW notes that the site has frontage to a classified State road (Carrington Road), a classified regional road (Bronte Road) and an unclassified regional road (Birrell Street). Bronte Road and Birrell Street are regional roads under the care and control of Council as the relevant road authority and capitalised as a Council asset. As such, TfNSW provides concurrence to the proposed civil works on Bronte Road under Section 138 of the *Roads Act 1993* (noting that as Birrell Street is an unclassified regional road concurrence under Section 138 of the *Roads Act 1993* is not required), subject to the design and construction of the civil works being undertaken to the satisfaction of the Council as the relevant road authority.

For more information, please contact Jim Tsirimiagos, Land Use Planner, on 0412 376 198, or by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

Andrew Lissenden
A/Senior Land Use Planner - Eastern
Land Use, Network & Place Planning
Transport Planning | Planning, Integration and Passenger

TAB A - TfNSW recommendations and advisory comments

1. The following requirements are recommended to be included in any development consent issued by DPHI:
 - a. For the life of the approved development, the following requirements shall be complied with:
 - i) All servicing (i.e. dropping off of goods, picking up of goods, waste collection, etc) is to be undertaken within the site.
 - ii) All vehicles are to enter and exit the site in a forward direction.
 - b. The Applicant shall be responsible for all public utility adjustment/relocation works necessitated by the approved development and as required by the various public utility authorities and/or their agents. Any public utility adjustment/relocation works on the state road network (i.e. Carrington Road) will require detailed civil design plans for road opening/under boring to be submitted to TfNSW for review and acceptance prior to the commencement of any works. The developer must also obtain any necessary approvals from the various public utility authorities and/or their agents. Please send all documentation to development.sydney@transport.nsw.gov.au.
 - c. A Road Occupancy Licence (ROL) shall be obtained from the Transport Management Centre for any works that may impact on traffic flows on Carrington Road during construction activities. An ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.
 - d. All vehicular access associated with demolition and construction works shall be wholly contained within the development site during the demolition and construction process. A construction zone or demolition/construction truck parking zone will not be permitted on Carrington Road.
 - e. Prior to the issue of any Occupation Certificate:
 - i) Further consultation shall be had with the TfNSW Travel Demand Team on the Green Travel Plan (GTP); and
 - ii) The applicant shall submit a finalised copy of the Green Travel Plan (GTP) to TfNSW at development.ctmp.cjp@transport.nsw.gov.au for review and endorsement.
2. Further to the above, the following advisory comments are provided for the Council's consideration in the determination of the DA:
 - a. TfNSW has not reviewed the internal swept paths provided in the Swept Analysis contained in Appendix C of the Traffic Impact Assessment Report (TIA) prepared by Traffix dated December 2024.
 - b. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with Australian Standard (AS) 2890.1-2004, AS2890.6-2009 and AS 2890.2-2018.
 - c. The provisions of Section 2.120 (Impact of road noise or vibration on non-road development) of *State Environmental Planning Policy (Transport and Infrastructure) 2021* apply to the submitted application as the annual average daily traffic volume along the adjoining sections of Carrington Road, Bronte Road and Birrell Street is more than 20,000 vehicles (refer to Map 13C, TRAFFIC VOLUME MAPS FOR NOISE ASSESSMENT FOR BUILDING ON LAND ADJACENT TO BUSY ROADS).

As such, the applicant should demonstrate to the satisfaction of the determining authority that the application is able to comply with provisions contained in Section 2.120 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* specifically in relation to measures to ensure the required noise levels as detailed in Subclause 3 are not exceeded when the buildings are ready to be occupied.