

28 July 2025

TfNSW Reference: SYD25-00832/01

DPHI Reference: SSD-76190964



Ms. Kirsten Fishburn
Secretary
Department of Planning, Housing, and Infrastructure
Locked Bag 5022
PO Box 21
Parramatta NSW 2124

Attention: Lucinda Craig

**EXHIBITION OF ENVIRONMENTAL IMPACT STATEMENT (EIS) (SSD-76190964)
2-30 TEMPUS STREET ROUSE HILL**

Dear Ms Fishburn,

Thank you for providing Transport for NSW (**TfNSW**) an opportunity to comment on the Environmental Impact Statement (**EIS**) for the Tempus Street, Rouse Hill Mixed Use Build to Rent Development.

TfNSW has reviewed the EIS and provides suggested recommended Development Consent conditions for the Department's consideration in **TAB A**.

If you have any further inquiries in relation to this matter, Simon Turner, Land Use Planner, would be pleased to take your call on 8265 6363 or via email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

Brendan Pegg
Senior Manager Land Use Assessment Central and Western
Transport Planning, Planning, Integration and Passenger Division

TAB A – TfNSW recommended Development Consent conditions

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, should 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, particularly with high levels of current and future public and active transport accessibility.

Construction Pedestrian Traffic Management Plan

Recommended condition:

Prior to the issue of any construction certificate or any preparatory, demolition or excavation works, whichever is the earlier, the applicant should prepare a Construction Pedestrian and Traffic Management Plan (**CPTMP**) in consultation with TfNSW.

The CPTMP needs to specify matters including, but not limited to, the following:

- A description of the development.
- Location of any proposed work zone(s).
- Details of any alteration/s to the traffic arrangements on Showground Road, including any lane closures.
- Details of crane arrangements including location of any crane(s) and crane movement plan.
- Haulage routes.
- Proposed construction hours.
- Predicted number of construction vehicle movements, detail of vehicle types and demonstrate that proposed construction vehicle movements can work within the context of road changes in the surrounding area, noting that construction vehicle movements are to be minimised during peak periods.
- Construction vehicle access arrangements.
- Construction program and construction methodology, including any construction staging.
- A detailed plan of any proposed hoarding and/or scaffolding.
- Measures to avoid construction worker vehicle movements within the precinct.
- Consultation strategy for liaison with surrounding stakeholders, including other developments under construction. Identify any potential impacts to general traffic, cyclists, pedestrians, and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works. Proposed mitigation measures should be clearly identified and included in the CPTMP; and
- Identify the cumulative construction activities of the development and other projects within or around the development site. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP.

Submit a copy of the final plan to TfNSW for endorsement via development.ctmp.cjp@transport.nsw.gov.au.

Reason:

Ameliorate impacts to the surrounding transport network throughout the development's construction activities.