

22 August 2025

TfNSW Reference: SYD25-00734/02
DPHI Reference: SSD-81300458



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

Attention: Paul Sartor

**ADVICE ON ENVIRONMENTAL IMPACT STATEMENT (EIS) FOR RESIDENTIAL FLAT BUILDINGS
85-91 THOMAS STREET, PARRAMATTA**

Dear Ms Fishburn,

Thank you for providing Transport for NSW (**TfNSW**) an opportunity to comment on the above State Significant Development Application (**SSD-81300458**) for the proposed residential flat buildings located at 85-91 Thomas Street, Parramatta. TfNSW has reviewed the submitted documentation and advises that:

Travel Demand Management (TDM)

Comment:

TfNSW previously advised the Applicant's traffic consultant on 11 July 2025 that to support Travel Demand Management (**TDM**) and encourage future users of the development to utilise sustainable transport options to the existing public transport network, consideration should be given to adopt the minimum parking rate.

To satisfy the Guide to Transport Impact Assessment 2024 (**GTIA**) and City of Parramatta Council Development Control Plan (**DCP**) 2023 the minimum rate is 149 spaces, and the development proposes 188 without any justification for the additional 39 spaces.

Recommendation:

As part of the Response to Submissions (**RtS**), the Applicant can detail why the minimum rate is not being adopted. Considering the development is within 800 metres of an existing light rail stop and frequent bus operations on Victoria Road, the minimum parking rate would ensure adequate parking for the development while support TDM for future users.

Construction activities and impacts to the surrounding transport network

Comment:

The development is located near other concurrent construction projects, including road upgrades and private developments. The cumulative impact of construction vehicle movements may affect general traffic flow and pose safety risks to vulnerable road users, particularly during peak periods. To mitigate these impacts, TfNSW recommends Applicant is conditioned to prepare a Construction Pedestrian Traffic Management Plan in consultation with TfNSW.

Suggested condition:

Prior to the commencement of any works on-site (including demolition) or the issue of any Construction Certificate — whichever occurs first — the Applicant must prepare a Construction Pedestrian and Traffic Management Plan (**CPTMP**) in consultation with TfNSW. The CPTMP requirements can be obtained by contacting TfNSW at development.ctmp.cjp@transport.nsw.gov.au.

The final CPTMP must be submitted to both Council and TfNSW for review and approval.

For further information regarding this matter, please contact Nav Prasad, Land Use Planner, via email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

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

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