

26 August 2025

TfNSW reference: STH25/00146/008
Your reference: SSD-73910208 (PAE-88915710)

The Department of Planning and Environment
By Email: stephen.dobbs@dpie.nsw.gov.au

Attention: Stephen Dobbs

SSD-73910208 – SENIORS HOUSING – LOT: 17 DP: 1160947 – 2-8 POPES ROAD, WOONONA

Dear Stephen

Transport for NSW (TfNSW) is responding to the abovementioned State Significant Development (SSD) referred on 24 July 2025 via the Major Planning Portal.

TfNSW has reviewed the information and has **no objections** to the proposed development. Comments on the development are set out in **Attachment 1**.

TfNSW notes that in determining the application under Part 4 of the *Environmental Planning & Assessment Act 1979* it is the consent authority's responsibility to consider the environmental impacts of any road works that are ancillary to the development (such as removal of trees, relocation of utilities, stormwater management, etc). Depending on the nature of the works, the Council may require the developer to submit a further environmental assessment for any ancillary road works.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW. If you have any questions, please contact Emilija Quinn, Development Services Case Officer, on (02) 4064 0106 or email development.south@transport.nsw.gov.au.

Yours faithfully



Lachy Jones
A/Team Leader, Development Services (South Region)
Planning, Integration and Passenger

OFFICIAL

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Context

TfNSW notes for this SSD:

- The key classified (State) road is Memorial Drive.
- TfNSW notes that the development has road frontage to the Princes Highway and Popes Road, which are both local roads vested in Council.
- The development provides vehicular access to the site is via Popes road.
- The intersection of Princes Highway and Popes Road is controlled by traffic signals
- The key intersections are Memorial Drive /Campbell Street (local road) and Memorial Drive /Grey Street (local road).
- The Department of Planning and Environment (the Department) is seeking advice from TfNSW to assist in its assessment as per Secretary's Environmental Assessment Requirements.
- The development proposes to redevelop the existing IRT Woonona which will include the construction of:
 - 98 independent living units
 - Club house
 - Social wellness centre
 - Basement-level car parking and at-grade parking spaces.
 - Additions to existing building; and
 - Landscaping as generally shown in **Attachment 2**.
- TfNSW has reviewed the Transport and Accessibility Impact Assessment (TAIA) prepared by Stantec and notes that the proposed development is expected to generate 39 vehicle movements during the AM peak and 58 vehicle movements during the PM peak. TfNSW considers the additional traffic generated during the operational phase to be acceptable and is not anticipated to adversely affect the safety or efficiency of the classified road network.

TfNSW comments

TfNSW recommends the Department considers the following matter under a Construction Pedestrian and Traffic Management Plan (CPTMP).

- The CPTMP must ensure that the transport of construction materials, equipment and components does not adversely impact the State road network, with particularly attention to the intersection of Memorial Drive /Campbell Street and Memorial Drive / Gray Street. The Department should ensure adequate measures are in place to minimise any potential disruption to the road network.

- The Transport and Accessibility Impact Assessment (TAIA) estimates that construction activities may generate up to fifty (50) light vehicles and twenty (20) heavy vehicles under typical conditions, with potential increases to one hundred and fifty (150) light vehicles during peak construction periods. Appropriate traffic management strategies and sufficient onsite parking provisions should be implemented to prevent vehicle overflow (queuing) onto Memorial Drive.

The Transport and Accessibility Impact Assessment

TfNSW note that the TAIA (commenced preparation on 2 October 2024) has applied trip generation rates from the Technical Direction (TDT 2013/04 – Updated Traffic Surveys) in identifying the development’s traffic generation. As the TAIA had commenced preparation before 4 November 2024, when the GTIA 2024 was released, the application of these rates is considered appropriate.

See separate PDF titled 'Site Plan'