

18 August 2025

TfNSW Reference: SYD24/01526/06

DPHI Reference: SSD-50972718



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

Attention: Thomas Bertwistle

**RESPONSE TO SUBMISSIONS (RTS) WALLGROVE ROAD BUSINESS HUB
97-151 WALLGROVE ROAD, CECIL PARK**

Dear Ms. Fishburn,

Thank you for providing Transport for New South Wales (**TfNSW**) an opportunity to comment on the Response to Submissions (**RtS**) for the proposed development of a business hub at 97-151 Wallgrove Road, Cecil Park.

TfNSW has reviewed the submitted RtS and advises that the TfNSW comments have been satisfactory addressed and provides Department of Planning, Housing, and Infrastructure with suggested conditions of consent for consideration in **TAB A**.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Brett Morrison, Land Use Planner, by 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

OFFICIAL

TAB A – Suggested conditions of consent

TfNSW concurrence under section 138 of the *Roads Act, 1993*

Comment:

The vehicle access of the development and associated civil works shall be designed to Austroads standards with consideration to the exit ramps from M12 Motorway (**Controlled Access Road**) to Wallgrove Road (**classified road**), access / leasing arrangements with TfNSW and sight distances on the realigned Wallgrove Road to the south of the development.

The Applicant will be required to obtain TfNSW concurrence under section 138 of the *Roads Act, 1993* for all civil works on Wallgrove Road.

Recommended TfNSW condition:

The Applicant shall obtain separate TfNSW concurrence under section 138 of the *Roads Act, 1993* for any civil works on Wallgrove Road and enter a Works Authorisation Deed (WAD) with TfNSW for the proposed works.

Reason:

To protect state assets and satisfy the *Roads Act, 1993*.

Green Travel Plan

Recommended TfNSW 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, shall 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.

Construction Pedestrian Traffic Management Plan

Suggested 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 Wallgrove 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.sydney@transport.nsw.gov.au.

Reason:

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

Road Occupancy Licence

Recommended TfNSW condition:

A Road Occupancy Licence (ROL) should be obtained from Transport Management Centre (TMC) for any works that may impact on traffic flows on the Great Western Highway during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.js>.

Reason:

Transport network efficiency on Wallgrove Road / M12 may be impacted by the development's construction activities.