

26 August 2025

TfNSW Reference: SYD25/00508/02
Department Reference: SSD-77260958



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

Attention: Michelle Niles

**RESPONSE TO SUBMISSIONS FOR HOTEL, COMMERCIAL OFFICE PREMISES AND RESIDENTIAL APARTMENTS
2-4 BURLEIGH STREET AND 20-24 RAILWAY PARADE, BURWOOD**

Dear Ms Fishburn,

Thank you for providing Transport for NSW (**TfNSW**) an opportunity to comment on the Response to Submissions (**RtS**) for the proposed Hotel, Commercial Office and Residential Apartments at 2-4 Burleigh Street and 20-24 Railway Parade, Burwood.

TfNSW has reviewed the submitted RtS and provides the Department of Planning, Housing, and Infrastructure (**DPHI**) advisory comments and recommendations in **TAB A** for consideration in determining the development.

Should you have any questions relevant to the above matter, please email Brett Morrison, Land Use Planner, at development.sydney@transport.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink that reads "B. Pegg".

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

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TAB A - Advisory comments and TfNSW recommendations

Pedestrian Impacts

Comment:

The proposal is expected to generate a peak pedestrian activity of approximately 135 pedestrian trips per hour, which is expected to compound the existing high volume pedestrian movements that occur across Railway Parade.

The supplementary Traffic Impact Assessment (TIA) as provided in the RtS does not provide an understanding of pedestrian movements related to the proposed development and interaction with the existing transport network.

Recommendation

A Pedestrian Road Safety Audit be undertaken for the existing situation to identify current deficiencies along Railway Parade in the vicinity of the proposed development and any potential deficiencies identified which may arise from the development that require mitigation.

Council, as the relevant Road Authority, needs to be satisfied that the proposed depressed footway crossings are appropriate to maintain safety and a high level of service for pedestrians.

Civil works on the classified road network and compliance with Australian Standards

Comment:

TfNSW has identified that access modifications and associated civil works are proposed to Railway Parade (**classified regional road**) that requires TfNSW concurrence under section 138 of the *Roads Act, 1993*. TfNSW advises DPHI and the Applicant, that TfNSW would be unable to provide concurrence under section 138 of the *Roads Act, 1993* for the following reasons:

- The layout of the Porte-cochere is within the prohibited location of access driveways reference to AS 2800.1:2004 Section 3.2.4 Figure 3.1.
- Clear sight lines are to be provided at the property line to ensure adequate visibility between vehicles using the Porte-cochere. Considering the high pedestrian activity at this location, clear sight lines are required.
- TfNSW advises that the agency has reported existing undesirable weaving movements are frequently observed by road users from lane 2 to lane 1 near the proposed porte-cochere location to avoid downstream buses waiting to turn right. Any queuing arising out of the proposed porte-cochere could exacerbate existing issues and the design should consider the existing road environment and future users of the development.
- Basement exit/entry driveway at Railway Parade is not perpendicular to the vehicle crossover where entry requires a partial U-turn from Railway Parade to avoid conflicts with exiting vehicles. Furthermore, the exit angle of the driveway prior to the property boundary also minimises the visibility of pedestrians along Railway Parade, which is unacceptable. Further information on pedestrian and vehicular management in Austroads Guide to Traffic Management Part 5: Road Management 2019 and Australian Standards should be referenced.
- A minimum of 3 car spaces (18 metres) is required to service the 138 proposed parking spaces Ref AS 2800.1:2004. The proposal is in the order of 8 metres from the motorised gate to the property boundary which not comply and could result in queuing onto the classified roadway, impacting transport operations.
- An adjoining breakdown lane strip 2.0 wide provided on one side of a single queuing lane. Ref AS 2800.1:2004 Section 3.4 Table 3.3 has not been provided.

Recommendation:

The submitted plans do not demonstrate compliance with AS: 2800:2004 and other relevant technical guidelines. Existing transport network operations and high pedestrian activity at this location require this to be addressed by the Applicant.

The access driveway for the Porte cochere needs to comply with AS 2890.1:1994 and have clear sight lines to in accordance with Figure 3.1 Section 3.2.4 AS 2890,1:2004.

TfNSW will require the Applicant to address these prior to any concurrence under section 138 of the *Roads Act, 1993* being provided. Due to the design changes to the development and to avoid further modifications, TfNSW recommends that this occurs prior to any determination issued by the DPHI.

To assist, TfNSW would welcome a discussion with the Applicant and DPHI to outline what is required to address the above matters.

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Vehicular Traffic Impacts

Comment:

TfNSW advises that the generations are low in the order of 50 vehicles per hour and are not expected to impact the surrounding classified network. However, right turning movements into the porte-cochere and basement parking has the potential to impact Railway Parade, with the potential in peak times to cause queuing to extend back to the existing Burwood Road traffic signals.

Recommendation:

Council as the relevant Road Authority should be satisfied with the porte-cochere and basement parking design to ensure that existing network safety and efficiency is maintained.

Road Occupancy Licence

Comment:

Traffic flow on Railway Parade that may be impacted by the development's construction activities.

Recommendation:

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

Freight and servicing operations

Comment:

The site is to accommodate the delivery of trucks where queues may extend out to Railway Parade (**classified regional road**).

Recommendation:

As part of the operational Plan of Management (**PoM**) of the development, TfNSW recommends that a requirement is included to ensure that deliveries are organised outside of transport peak periods and any other management strategies to ensure that road safety and transport operations is maintained.