

28 September 2025

TfNSW Reference: SYD24/01775/02
DPHI Reference: SSD-77020757



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

Attention: Rebecca Williams

**EXHIBITION OF ENVIRONMENTAL IMPACT STATEMENT (EIS) SSD-77020757
OAKDALE EAST INDUSTRIAL ESTATE – PRECINCT 2
2-10 OLD WALLGROVE ROAD, HORSLEY PARK**

Dear Ms Fishburn,

Thank you for providing Transport for NSW (**TfNSW**) an opportunity to comment on the Exhibition of Environmental Impact Statement (**EIS**) for the proposed warehouse and distribution centre at 2-10 Wallgrove Road, Horsley Park (Oakdale East Industrial Estate – Precinct 2). TfNSW has reviewed the submitted EIS and advises that:

- The traffic generation comparison between the previous Development Approval (**Approval**) and this development result in a net increase of 6 vehicles per hour during the AM peak hour, 6 vehicles per hour during the PM peak hour.

This development would result in an increase to an average 90 vehicles per day, compared to the previous Approval. As such, the traffic generated will unlikely have an impact on the surrounding transport network.
- No civil works are proposed on the classified road network, as such all civil works proposed on the local road network should be undertaken to the satisfaction of Council as the relevant Road Authority.

As such, TfNSW provide the Department of Planning, Housing and Infrastructure (**DPHI**) with suggested conditions of consent in **TAB A**.

Should you have any questions regarding the above matter, please contact Annelly Ketheson, Land Use Planner on phone 9983 2731 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 suggested conditions of consent

Construction Pedestrian Traffic Management Plan

Recommended condition:

A Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to TfNSW for review and endorsement prior to the issue of a construction certificate.

Please send to development.ctmp.cjp@transport.nsw.gov.au.

Reason:

To ameliorate impact of construction activities on the surrounding transport network.

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, 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.