

12 September 2025

TfNSW Reference: SYD24-01890/02
DPHI's Reference: SSD-61400212

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

Attention: James Groundwater

**RESPONSE TO SUBMISSIONS
CROWS NEST OSD SITE B
2 HUME STREET, 477-495 PACIFIC HIGHWAY, CROWS NEST**

Dear Ms Fishburn,

Thank you for referring the Response to Submissions (RtS) for the SSD-61400212 'Crows Nest OSD' to Transport for NSW (TfNSW) for comment.

TfNSW has reviewed the RtS and has no further comments as the amendments are minor in nature. TfNSW reiterates the suggested conditions provided in its previous submission of 16 December 2024 (attached in **TAB A**) which remain applicable.

For more information, please contact Narelle Gonzales, Development Assessment Officer on 0409541879 or by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

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

Vic Naidu
A/Senior Land Use Planner
Land Use Assessment Eastern
Transport Planning | Planning, Integration and Passenger

Transport for NSW

16 December 2024

TfNSW Reference: SYD24-01890/01
DPHI Reference: SSD-61400212



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

Attention: Bonnie Hale

**EXHIBITION OF EIS (SSD-61400212)
25 HUME STREET, CROWS NEST - OVER STATION DEVELOPMENT SITE B**

Dear Ms Fishburn,

Thank you for providing Transport for NSW (**TfNSW**) with an opportunity to comment on the exhibition of the Environment Impact Statement (**EIS**) for the above State Significant Development at 25 Hume Street, Crows Nest (**Site**).

TfNSW has reviewed the EIS and provides suggested conditions in **TAB A** and advisory comments in **TAB B**, for the consideration of the Department of Planning, Housing, and Infrastructure (**DPH&I**) in the determination of the application. Please note that this letter should be read in conjunction with the separate submission from Sydney Metro.

For more information, please contact Xin Zhao, Land Use Planner via phone on 0466 599 538, or by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

Andrew Lissenden
A/Senior Land Use Planner- Eastern
Land Use, Network & Place Planning
Transport Planning | Planning, Integration and Passenger

TAB A – TfNSW suggested conditions

1. Civil Works

Comment:

Civil works on Pacific Highway require the concurrence of TfNSW under section 138 of the *Roads Act, 1993*.

Recommended conditions:

- a) Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system on the Pacific Highway or Falcon Street are to be submitted to TfNSW for approval, prior to the issue of a Construction Certificate and the commencement of any works. Please send all documentation to development.sydney@transport.nsw.gov.au.

- b) The developer is to submit design drawings and documents relating to the excavation of the site and support structures to TfNSW for assessment, in accordance with Technical Direction GTD2020/001.

The developer is to submit all documentation at least six (6) weeks prior to the commencement of construction and is to meet the full cost of the assessment by TfNSW. Please send all documentation to development.sydney@transport.nsw.gov.au.

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) day notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

- c) Any proposed public utility adjustment/relocation works on the state road network will require detailed civil design plans for road opening/underboring to be submitted to TfNSW for review and acceptance prior to the issue of a Construction Certificate and the commencement of any works. The developer must also obtain any necessary approvals from the various public utility authorities and/or their agents. Please send all documentation to development.sydney@transport.nsw.gov.au.
- d) The developer is required to enter a Works Authorisation Deed (WAD) for the abovementioned works in Pints 1 a), b) and c). A plan checking fee and lodgement of a performance bond is required from the applicant prior to the release of the approved plans by TfNSW.

2. Road Occupancy Licence

Recommended condition:

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

3. Green Travel Plan

Recommended condition:

- a) Prior to the issue of the first Occupation Certificate, the proponent shall prepare a Green Travel Plan (GTP) in consultation with TfNSW. The NSW Government provides a range of resources to help in the development of a GTP at www.mysydney.nsw.gov.au/travelchoices/tdm#support

The Applicant shall submit a copy of the final GTP to TfNSW at development.sco@transport.nsw.gov.au for endorsement, prior to the issue of any Occupation Certificate.

4. Construction Impact

Comment:

Construction vehicle movements need to be managed to mitigate transport network issues and to coordinate with other nearby developments which could create significant cumulative effects.

Recommended conditions:

- a) A Construction Pedestrian and Traffic Management Plan (CPTMP) addressing the criteria in Tab B shall be submitted to TfNSW for review and endorsement prior to the issue of a construction certificate.

The Applicant shall submit a copy of the CPTMP to TfNSW at development.ctmp.cjp@transport.nsw.gov.au.

- b) Any works undertaken along the development sites Pacific Highway frontage must have regard for the existing 'Transit Lane' requirements along the development sites Pacific Highway frontage and must have no impact upon the operation of the Hume Street/Pacific Highway signalised intersection.

5. Ongoing servicing:

Comment:

All new developments should be self-sufficient and cater for all loading and servicing on-site. The applicant should not rely on the kerbside restrictions being available for site operations.

Recommended Condition:

- a) For the life of the completed development, all servicing of the site including deliveries, waste collection, etc must be undertaken within the development site and not be undertaken from the Pacific Highway frontage of the site.