

23 September 2025

TfNSW Reference: SYD25-01142/01

DPHI Reference: SSD-93787211



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

Attention: Annabel Turner

**SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
PROPOSED MIXED USE DEVELOPMENT
494 AND 516 MILITARY ROAD, MOSMAN**

Dear Ms Fishburn,

Thank you for referring the request for Secretary's Environmental Assessment Requirements (SEARs) for the abovementioned State Significant Development Application (SSDA) to Transport for NSW (TfNSW) for review and comment.

TfNSW has reviewed the submitted information (i.e. Scoping Report prepared by Urbis, dated September 2025 and Concept Plans prepared by Architectus, dated 30 June 2025) and provides its requirements and comments in **TAB A** for the consideration of the Department of Planning, Housing and Infrastructure (DPHI).

Should you have any further inquiries in relation to this matter, please contact Shengxi Lin, Development Assessment Officer, via email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

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

Rachel Davis
Senior Land Use Planner
Transport Planning Branch
Planning, Integration and Passenger

OFFICIAL

TAB A

1. Transport Impact Assessment (TIA): A TIA shall be prepared in accordance with the *Guide to Transport Impact Assessment* (GTIA). GTIA replaces the Guide to Traffic Generating Developments and can be found at this [link](#). The TIA will enable TfNSW to understand the impacts the development may have on the state classified road network that it manages, as well as the impacts from local road connections with the state classified road network as a consequence of increased vehicular, bus and pedestrian/active transport movements.
2. Green Travel Plan (GTP): A GTP is to be provided to demonstrate a commitment to sustainable transport and modal shift. It is recommended that a Travel Access Guide (TAG) be prepared and included as an appendix in the GTP. The GTP should include, but not be limited to, measures to promote sustainable travel choices for employees and residents, such as connections into existing walking and cycling networks, minimising car use, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities. More information to assist in the preparation of a GTP can be found at the following link <https://www.mysydney.nsw.gov.au/travelchoices/tdm#develop>.
3. Access to the site: TfNSW notes that vehicular access to the basement parking is proposed via Hale Road. TfNSW supports the proposed vehicular access via the local road network, as it is consistent with the provisions of Section 2.119 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*.
4. Rezoning: TfNSW notes that this SSDA is subject to a concurrent Planning Proposal to rezone the site to MU1 Mixed Use, that will seek to enable the intended mixed-use outcome and associated uplift in height and floor space ratio. Details of the proposed Local Environmental Plan (LEP) amendments to facilitate this development should be provided as part of the Planning Proposal documentation and early consultation with TfNSW is encouraged in the process.