

20 November 2025

TfNSW Reference: SYD25-01353/01
DPHI Reference: SSD-83112728



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

Attention: Paul Sartor

**ENVIRONMENTAL IMPACT STATEMENT (EIS) (SSD-83112728)
PROPOSED RESIDENTIAL FLAT BUILDING
2 FISHBURN AVENUE, CASTLE HILL**

Dear Ms Fishburn,

Thank you for providing Transport for NSW (**TfNSW**) an opportunity to comment on the above Environmental Impact Statement (**EIS**) for the State Significant Development Application (**SSD-83112728**) for the proposed residential flat building located at 2 Fishburn Avenue, Castle Hill.

TfNSW has reviewed the submitted documentation and provides the Department of Planning, Housing, and Infrastructure (**DPHI**) advisory comments for consideration in **TAB A** and suggested conditions of consent in **TAB B**.

For further information regarding this matter, please contact Nav Prasad, Land Use Planner, via email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

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

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

TAB A – TfNSW advisory comments

Sydney Metro

Comment:

TfNSW advises that the subject development is near the Sydney Metro and may impact the rail corridor infrastructure tunnel assets.

Recommendation:

As part of the Response to Submissions (**RtS**), TfNSW recommends that the Applicant is to seek comments for Sydney Metro on the proposed development to ensure that the structural integrity of the state transport asset is not impacted by the development.

Travel Demand Management (TDM)

Comment:

TfNSW has reviewed the submitted Green Travel Plan and the proposed Travel Demand Management (**TDM**) that aims to encourage future users of the development to utilise sustainable transport options and advises that given the sites accessibility to the Sydney Metro and other sustainable transport options, consideration should be given to adopt the minimum development control plan parking rates as the total number of parking spaces provided on site.

To satisfy the *Guide to Transport Impact Assessment 2024 (GTIA)* and Part D Section 19 of *The Hills Development Control Plan 2012 (DCP)* the minimum rate is 556 spaces, however the development proposes 740 parking spaces without any justification for the additional 184 spaces.

Recommendation:

As part of the Response to Submissions (**RtS**), the Applicant is to justify why the minimum parking rate is not being adopted. Considering the development is within 200 meters of the Hills Showground Sydney Metro Station and short distance to frequent bus operations in Middleton Avenue, Carrington Road and Showground Road, the minimum parking rate would ensure adequate parking for the development while support TDM for future users.

TAB B – TfNSW suggested conditions of consent

Construction activities and impacts to the surrounding transport network

Comment:

The development is located near other concurrent construction projects, including road upgrades and private developments. The cumulative impact of construction vehicle movements may affect general traffic flow and pose safety risks to vulnerable road users, particularly during peak periods using the Sydney Metro. To mitigate these impacts, TfNSW recommends Applicant is conditioned to prepare a Construction Pedestrian Traffic Management Plan in consultation with TfNSW as part of any Development Consent issued by DPHI.

Suggested condition:

Prior to the commencement of any works on-site (including demolition) or the issue of any Construction Certificate – whichever occurs first – the Applicant must prepare a Construction Pedestrian and Traffic Management Plan (CPTMP) in consultation with TfNSW. The CPTMP requirements can be obtained by contacting TfNSW at development.ctmp.cjp@transport.nsw.gov.au.

The final CPTMP must be submitted to both Council and TfNSW for review and approval.