

20 February 2025

TfNSW Reference: SYD25/00385/03  
Council Reference: DA 167.1/2023 (CNR-78705)



Mr Bradley Cutts  
General Manager  
Fairfield City Council  
PO Box 21  
Fairfield NSW 1860

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**ADDITIONAL INFORMATION FOR STAGED MIXED RETAIL, RESIDENTIAL AND COMERCIAL  
76-86 BROOMFIELD STREET, CABRAMATTA**

Dear Mr. Cutts,

Reference is made to the Council's correspondence on 11 February 2025 regarding the abovementioned Development Application (**DA**), which was referred to Transport for NSW (**TfNSW**) in accordance with clause 2.122 of the State *Environmental Planning Policy (Transport and Infrastructure) 2021*. TfNSW advises that:

- The Cabramatta Town Centre Development Control Plan (**DCP**) No. 5/2000 does not explicitly require the Applicant to construct or extend a local road within Precinct 4A, where the subject site is located. However, the DCP outlines several provisions emphasising the importance of effective access and connectivity within the precinct. These provisions include:
  - Activated pedestrian connections to enhance accessibility throughout the precinct.
  - Vehicular access arrangements that ensure safe and efficient movements, accommodating service vehicles, waste collection, and deliveries.

Given these considerations, Council as the relevant Road Authority and Consent Authority needs to be satisfied that the proposed DA comprehensively addresses these broader access objectives to support the precinct's intended functionality and operational efficiency.

- In response to TfNSW previous comments, and with reference to additional information provided to the Planning Panel by the Applicant the DA has been modified to remove the child care centre from the development, and revisions to some apartments (with resulting reductions in parking requirements) and the use of commercial space, the additional trips generated by the Site when compared to the Site's existing trip generation would be minor compared to the existing in the order of 30 vehicles per hour in the AM peak and a negligible reduction in the PM peak is not expected to have a detrimental impact on the surrounding classified road network.

As such TfNSW has no further comment on the DA.

Should you have further enquiries about this matter, please do not hesitate to contact Brett Morrison, Development Assessment Officer via email at [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

Yours sincerely,

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

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

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OFFICIAL