

11 May 2023

TfNSW Reference: SYD23/00453/01  
DPE Reference: PP-2021-6630



Ms Amanda Harvey  
Executive Director, Metro East and South  
Planning and Land Use Strategy  
Department of Planning and Environment  
Locked Bag 5022  
Parramatta NSW 2124

**Attention:** Rachel Hughes

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**RE: PLANNING PROPOSAL FOR 143 STONEY CREEK ROAD, BEVERLY HILLS – GEORGES RIVER COUNCIL**

Dear Ms Harvey,

Transport for NSW (TfNSW) appreciates the opportunity to provide comment on the Planning Proposal for 143 Stoney Creek Road, Beverly Hills (the '*Planning Proposal*'), referred to us via the NSW Planning Portal on 18 April 2023. It is noted that consultation with TfNSW is a requirement of the Gateway determination issued for the Planning Proposal under section 3.34 of the *Environmental Planning and Assessment Act 1979*.

The Planning Proposal seeks to amend the Georges River Local Environmental Plan (LEP) 2021 for land at 143 Stoney Creek Road, Beverly Hills to:

- Change the zone from SP2 Infrastructure (Public Administration) and R2 Low Density Residential to R4 High Density Residential;
- Provide additional permitted uses of 'office' and 'business premises' in Schedule 1 of Georges River LEP 2021;
- Introduce an FSR of 1.4:1 for the entire site;
- Introduce a Height of Building (HOB) control of 16 metres for the entire site; and
- Apply a minimum lot size of 1000m<sup>2</sup> for the entire site.

TfNSW has reviewed the 'Traffic Impact Assessment' report (Prepared by Ason Group dated 08 April 2022) and 'Planning Concept & Site Analysis' (Prepared by Ionic Management, dated 27 May 2022) and raises no objection subject to all vehicular access to any proposed development being via Cambridge Street, as required by Clause 2.119 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

Thank you for the opportunity to provide advice on the subject Planning Proposal. Should you have any questions or further enquiries in relation to this matter, Xin Zhao would be pleased to take your call on 0466 599 538 or email: [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Carina Gregory'.

**Carina Gregory**  
**Senior Manager, Strategic Land Use**  
**Land Use, Network & Place Planning, Greater Sydney**

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OFFICIAL