

1 March 2024

TfNSW Reference: SYD24-00375/01

Mr Brendan Metcalfe  
Director Metro North  
NSW Department of Planning, Housing, and Infrastructure  
Locked Bag 5022  
PARRAMATTA NSW 2124

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**RE: STATE-LED REZONING PROPOSAL – 524-542 PACIFIC HIGHWAY, ST  
LEONARDS TELSTRA EXCHANGE SITE**

**Attention:** [REDACTED]

Dear Mr Metcalfe

Transport for NSW (TfNSW) appreciates the opportunity to provide comment on the above rezoning proposal as referred to TFNSW through your letter dated 29 January 2024 and email dated 30 January 2024.

TfNSW has reviewed the submitted documentation and notes that the rezoning proposal seeks to rezone the site from E2 Commercial Centre to MU1 Mixed Use to enable redevelopment of the site to facilitate a 43-storey mixed use building with 7m rooftop plant equipment, comprising of 272 build-to-rent dwellings, 10 key worker housing dwellings, 84 serviced apartments, ground floor retail and communal open spaces for the use of the building's tenants.

It is also noted that a separate State Significant development application (SSD) for the subject site is also concurrently being exhibited via the NSW planning portal. TfNSW advises that a separate submission has been made dated 26 February 2024 in relation to the concurrent SSD application. This submission letter should be read in conjunction with the TfNSW submission on the SSD application.

TfNSW has no objections to the proposed state-led rezoning of the Telstra Exchange site, as the rezoning proposal is expected to generate low traffic volumes within an existing local centre resulting in minimal traffic impacts to the surrounding State and local road network.

Should you have any questions or further enquiries in relation to this matter, please contact [REDACTED], Land Use Planner, via email: [REDACTED]

Yours sincerely



[REDACTED]  
**Senior Manager Strategic Land Use (Eastern)  
Land Use, Network & Place Planning**