

Our ref: STH20/00161/02
Contact: Andrew Lissenden 0418 962 703
Your ref: 49462E (D21/196248)

14 May 2021

Maggie Chapman
Shoalhaven City Council
BY EMAIL: council@shoalhaven.nsw.gov.au

PLANNING PROPOSAL (PP005) – LOT 21, 22, 23 AND 24 DP 714096 WARRAH ROAD, BANGALEE – DEFERRED LAND WITHIN THE ‘CRAMS ROAD INVESTIGATION AREA’ - PUBLIC EXHIBITION

Dear Maggie,

Transport for New South Wales (TfNSW) refers to Council’s correspondence dated 13 May 2021 regarding the above planning proposal (PP).

TfNSW has reviewed the information provided while focusing on the impact to the state road network. TfNSW notes:

- The key state classified roads are the Princes Highway and Moss Vale Road to which the PP gains access via the local road network (refer to **Attachment 1**);
- The PP seeks to amend the Shoalhaven Local Environmental Plan (SLEP) 2014 through the rezoning of the affected land to a mix of Zone E2 - Environmental Conservation, RU2 - Rural Landscape, R5 – Large Lot Residential and R2 - Low Density Residential (refer to **Attachment 1**) with associated amendments to the urban release area (URA) boundary, minimum lot size maps, etc. This enabling approximately 199 additional lots within the PP site;
- The URA provisions under SLEP 2014 will require satisfactory arrangements be made for the provision of state public infrastructure; and
- The land affected by the PP, as per a Council resolution (MIN19.289), will not be released for urban development until after both the duplication of the Princes Highway/Shoalhaven Rive Bridge and the Far North Collector Road are complete. TfNSW is supportive of this approach noting that the supporting traffic study (prepared by TDG dated 31 May 2018) while based on a yield of up to 250 dwellings, found in part, that if the land was released for urban development before the Princes Highway Shoalhaven River Bridge is duplicated, it would hasten the failing of the intersection of Illaroo Road and the Princes Highway by approximately one year.

On the basis that the above is correct, TfNSW has no objections to the PP in principle as it is unlikely to have a significant impact on the state road network.

If you have any questions please contact myself on 0418 962 703.

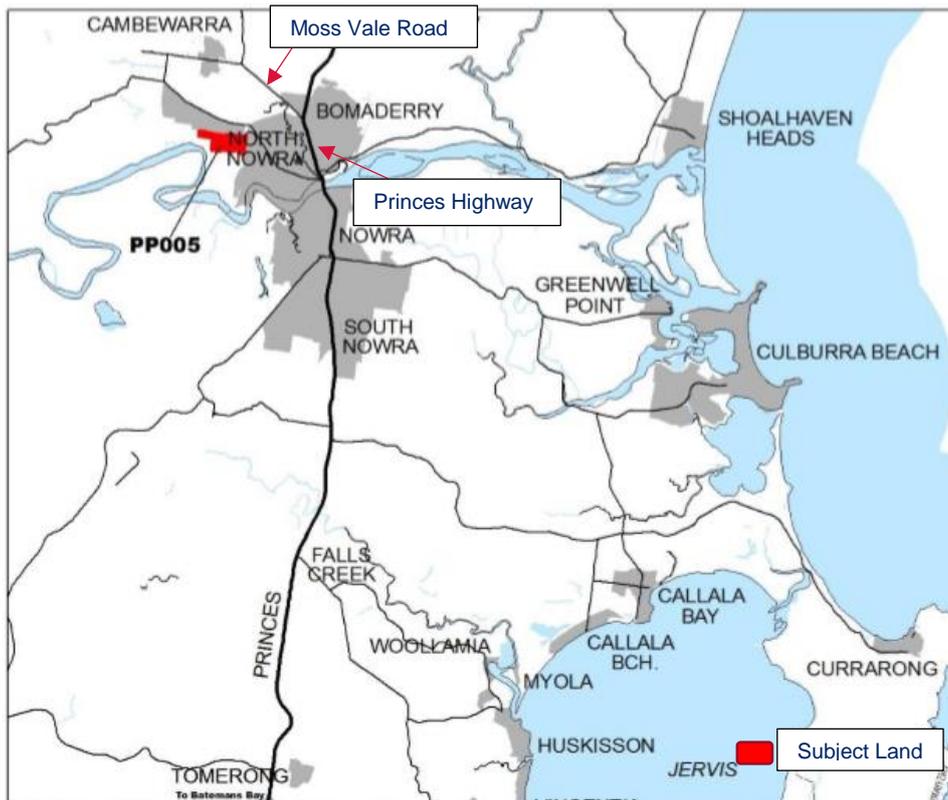
Yours faithfully



Andrew Lissenden
Development Case Officer
Community and Place | South Region

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Site and State Classified Road Locations



Proposed zoning

