

21 February 2025

TfNSW reference: STH25/00057/002  
Your reference: DA2024/0172 (CNR-78671)

Snowy Valleys Council  
By Email: [aoak@svc.nsw.gov.au](mailto:aoak@svc.nsw.gov.au)  
CC: [info@svc.nsw.gov.au](mailto:info@svc.nsw.gov.au)

Attention: Amruta Oak

**DA2024/0172 – Multi-unit dwelling development – LOT: 1 DP: 199162 – 75 Fitzroy Street, TUMUT**

Dear Amruta

Transport for NSW (TfNSW) is responding to the DA2024/0172 referred on 10 February 2025.

TfNSW has reviewed the information and has **no objections** to the proposed development **provided the conditions in Attachment 1** are included in the development consent.

TfNSW notes that in determining the application under Part 4 of the *Environmental Planning & Assessment Act 1979* it is the consent authority's responsibility to consider the environmental impacts of any road works that are ancillary to the development (such as removal of trees, relocation of utilities, stormwater management, etc). Depending on the nature of the works, the Council may require the developer to submit a further environmental assessment for any ancillary road works.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW. If you have any questions, please contact Emma Nicoll, Development Services Case Officer, on 02 9983 3294 or email [development.south@transport.nsw.gov.au](mailto:development.south@transport.nsw.gov.au).

Yours faithfully



**Maurice Morgan**  
Team Leader, Development Services

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Attachment 1

**DA2024/0172 – Multi-unit dwelling development – LOT: 1 DP: 199162 – 75 Fitzroy Street, TUMUT**

**Context**

TfNSW notes for this DA:

- The key classified state road is Snowy Mountains Highway. Fitzroy Street forms part of the Snowy Mountains Highway, is an approved B-Double route and in this location has a 50 km/h speed zone.
- Council is seeking advice from TfNSW to assist in its assessment under Section 138 of the Roads Act, 1993.
- The development proposes multi-unit dwelling located on a single lot, which will feature the existing dwelling and two newly constructed units at the rear as set out in **Attachment 2**. TfNSW highlights there are conditions in this letter addressing proposed access arrangements.

**Conditions**

1. A maximum of 1 driveway to Fitzroy Street is permitted to provide for shared vehicular access to the proposed development consisting of the existing dwelling and the additional 2 units.
2. The access driveway shall be a minimum width of 5.8m to provide for 2-way movement for its full length from the kerb and gutter to comply with the requirements of Australian Standard AS 2890.1 - Off-street Parking. An updated plan is to be submitted to the satisfaction of Council.
3. The proposed access driveway is to be constructed so that the driveway rises to the level of the pedestrian footpath along the frontage of the site and not have the footpath step down onto the roadway.
4. For road safety reasons the access driveway and the internal layout of the development shall be designed to allow all vehicles to enter and exit the subject site in a forward direction and not be required to reverse onto the road reserve of Fitzroy Street.
5. Following the construction of the new access driveway the existing driveway to the subject site is to be removed and the road reserve is to be reinstated to match the surrounding roadside landform including kerb & gutter in accordance with Council requirements.

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**Prior to commencing works within the road reserve, the developer must:**

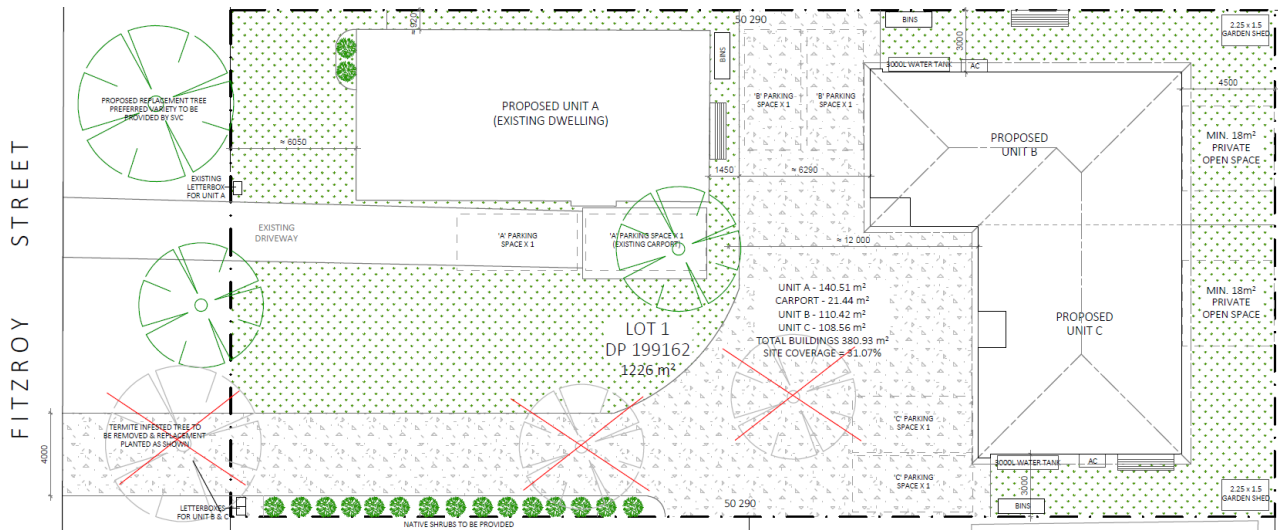
1. Obtain Section 138 consent under the Roads Act, 1993 for the works on Fitzroy Street from Council.

**Notes:**

- *Provided Council is satisfied the works have been designed in accordance with the relevant Council standard, TfNSW issues its concurrence under Section 138 of the Roads Act, 1993.*

Attachment 2

DA2024/0172 – Multi-unit dwelling development – LOT: 1 DP: 199162 – 75 Fitzroy Street, TUMUT



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