

31 March 2022

File No: NTH21/00081/02

Your Ref: PP20/0003

The General Manager  
Tweed Shire Council  
PO Box 816  
MURWILLUMBAH NSW 2484

**Attention: Matthew Zenkteler, Senior Strategic Planner**

**RE: PLANNING PROPOSAL– ALTERATION TO THE GATEWAY DETERMINATION, REZONING OF LAND LOT 1 DP 1032820; 1 WALSMLEYS ROAD, BILAMBIL HEIGHTS**

I refer to Council referral of 9 March 2022 seeking further comment from Transport for NSW (TfNSW) in relation to the abovementioned Planning Proposal and in accordance with the Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with Future Transport Strategy 2056.

TfNSW response of 27 April 2021 recommended that further consideration be given to the increase in traffic and transport demands arising from the proposed rezoning. TfNSW understands that the Planning Proposal has the same intent as the original Gateway Determination. TfNSW has reviewed the referred information and provides the following comments to assist Council in progressing this proposed amendment:

1. TfNSW notes that the updated Planning Proposal is informed by a Traffic Impact Assessment (TIA) dated 30 June 2021, which has taken into consideration the Tweed Road Development Strategy (2017) and a Council resolution regarding the capacity of the surrounding local road network.

Council and TfNSW are currently working together to update land use forecasts and modelling to inform updates to the TRDS and extension of the South-East QLD traffic model into Northern NSW, the Pacific Motorway. Whilst the TIA does not directly address the Pacific Motorway interchange at Kennedy Drive, it is understood that identified traffic demands remaining within the capacity threshold set for the surrounding road network.

Council should be satisfied that the outcomes of the TIA are consistent with current and future planning for the road network.

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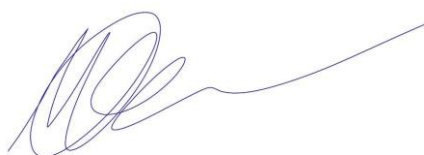
2. The Planning Proposal should be aligned with the guiding principles of *Future Transport 2056* and Council's strategies to encourage sustainable transport choices. Whilst the TIA has identified existing infrastructure in the immediate locality and the need for bicycle parking facilities, the TIA does not confirm that existing infrastructure meets Council requirements or give consideration to the existing capacity or potential uplift in demand for public transport services. The locality is relatively removed from employment and services having the potential to increase reliance on private car travel.

TfNSW requests that further consideration be given to opportunities to encourage travel by active and public transport modes. It is recommended that further consideration be given to how bus users currently access westbound bus services, noting that existing facilities are located on the northern side of Scenic Drive. This assessment should take into consideration the availability and safety of connecting footpath. Appropriate recommendations should be identified to address any gaps in infrastructure or challenges in accessing services.

Council should be satisfied that the TIA has suitably addressed the need for active transport infrastructure and public transport services to support the Planning Proposal.

Should you require further comments then please contact Katrina Wade, Development Services Case Officer, on 1300 207 783 or by emailing [development.north@transport.nsw.gov.au](mailto:development.north@transport.nsw.gov.au)

Yours sincerely



Matt Adams  
Team Leader Development Services North  
Community and Place | Region North  
Regional and Outer Metropolitan  
Transport for NSW

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