

## Department of Planning and Environment

Our ref: PP-2021-406 (IRF22/3352)

Mr Damien Pfeiffer  
Director, Development Services  
Transport for NSW  
231 Elizabeth Street  
SYDNEY NSW 2000

Via email: [development.south@transport.nsw.gov.au](mailto:development.south@transport.nsw.gov.au)

14 October 2022

---

**Subject: Shoalhaven Local Environmental Plan 2014 (Map Amendment No 5) - Callala Bay, Wollumboola and Kinghorne Planning Proposal PP-2021-406**

Dear Mr Pfeiffer

I refer to the planning proposal to amend Shoalhaven Local Environmental Plan 2014 to rezone land in the Callala Bay, Wollumboola and Kinghorne localities to facilitate residential development at Callala Bay and protect 517 hectares of important environmental land, including land in the catchment of Lake Wollumboola.

I advise that as delegate for the Minister for Planning and Homes, I have made the plan under section 3.36(2)(a) of the *Environmental Planning and Assessment Act 1979*, and under section 3.24(5) it will take effect when published on the NSW Legislation website.

I have considered the concerns raised by Transport for New South Wales (TfNSW) in its submission on the planning proposal dated 17 June 2022, as well as in further correspondence provided on 4 and 25 August 2022. I note that TfNSW does not support the planning proposal in its current form due to concerns regarding impacts on traffic volumes and safety at the intersection of Forest Road and the Princes Highway.

I understand the proponent has identified potential options to upgrade the intersection in a letter dated 15 August 2022, which concludes that a roundabout would be the most suitable upgrade option. I further understand that the proponent has given an undertaking to work with TfNSW towards a solution for the intersection upgrade.

The site is identified as an Urban Release Area under the Shoalhaven LEP 2014 and is subject to a requirement for satisfactory arrangements to be made for the provision of designated State public infrastructure prior to subdivision. Under this clause TfNSW will be able to consider and negotiate intersection upgrade works prior to any development occurring on the site.

I am satisfied that this provision provides an opportunity for the issues raised by TfNSW to be addressed prior to development occurring. The Department will work with TfNSW, Shoalhaven City Council and the proponent to progress the delivery of the necessary intersection upgrade.

## Department of Planning and Environment

Should you have any enquiries about this matter, I have arranged for Mr Daniel Thompson, Director Southern Region to assist you. Mr Thompson can be contacted on 4221 6192.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Marcus Ray".

Marcus Ray  
Deputy Secretary  
NSW Planning