



10 September 2020

Department of Planning, Industry and Environment
PO Box 5475
Wollongong NSW 2520

Attention: Graham Judge

PP18-7968 – PROPOSED PLANNING PROPOSAL, YASS VALLEY LEP, LOT 1 DP119459, 2402 SUTTON ROAD, SUTTON.

I refer to your correspondence regarding the subject Planning Proposal which was referred to the Transport for NSW (TfNSW) for assessment and comment.

From review of the information provided it is understood that the subject proposal as per documentation prepared by Elton Consulting dated 25 June 2020 represents a modification of the previous planning proposal referred from Yass Valley Council in July 2019. The previous Planning Proposal was supported by documentation prepared by Elton Consulting dated 3 May 2019.

The subject site is located on the northern side of Sutton and to the east of Sutton Road. The subject site has frontage to the Canberra-Crookwell Road (MR52), also referred to as Sutton Road, which is a classified “regional” road, within a 50 and 100 km/h speed zone.

The revised proposal appears to represent a potential of 30 allotments. The previous proposal generated a potential to create approximately 33 allotments for residential / rural residential purposes. The revised concept plan identifies 1 new intersection to Sutton Road. A second access for emergency purposes could be provided by a trafficable access handle that is limited to use for emergency purposes only. It appears that the location of the proposed internal road intersecting with Sutton Road is located within a High hazard flood category. The location of this road should be reviewed for road safety and emergency access reasons.

The submitted documentation fails to provide any traffic related information to allow for an informed assessment of the planning proposal. It is noted that the documentation and plans submitted for the planning proposal provide a preliminary concept for the development and that a Development Application generally consistent with the documentation would be submitted to Council for merit assessment of the development prior to any works for the development being undertaken on the subject site, if the rezoning is adopted. At this stage the application shall be supported by appropriate documentation including a Traffic Impact Assessment.

The new intersection with Sutton Road will require the construction of an intersection treatment in accordance with the requirements of Transport for NSW. The design and location of an intersection treatment with Sutton Road will need to be based on appropriate traffic analysis and in accordance with best practice measures such as the Austroads guides for the posted speed limit and to cater for the largest vehicle likely to access the site.

In the interests of safety and efficiency, direct property access to the Classified Road Network is denied. This includes any proposed allotments with a common boundary to Sutton Road being denied from having direct pedestrian and/or vehicular access to/from Sutton Road. This is consistent with the provisions of Clause 101 of SEPP (Infrastructure) as access will be available via the new internal road network. Pedestrian access is restricted as it may promote the parking of vehicles along the frontage of these allotments to Sutton Road. As this frontage to Sutton Road is not treated with kerb and gutter the parking of vehicles along the carriageway will impact on the roadside area and edge of seal of the carriageway.

For visual and amenity reasons and to address distraction of the travelling public along Sutton Road by development on the site consideration should be given to the requirement for the establishment and maintenance of a landscaped buffer area along the frontage of the site to Sutton Road.

A major focus of TfNSW is the safety and efficiency of the classified road network and the level of service provided by these roads and associated infrastructure. The rezoning of this precinct as proposed will generate additional traffic volumes along Sutton Road. The development of the precinct needs to acknowledge and fund measures to address the impacts due to the increased development potential and resultant traffic. Such measures and their funding should be addressed as part of the rezoning process. Any works associated with the proposed development of the subject site shall be at no cost to the Transport for NSW.

Based on the documentation provided Transport for NSW advises that it would not object to the rezoning of the subject site as defined but does not endorse the subdivision pattern as per the Concept Plan provided. In the assessment of the planning proposal TfNSW requests that the abovementioned issues and funding for any works be addressed as part of the rezoning process and addressed in any associated documentation, eg Development Control Plans, for the subject site.

Please note that the Canberra-Crookwell Road (MR52), is a classified "regional" road. As a regional road the care and maintenance of the road is vested in the Council however clause 138 of the Roads Act applies to any works within the road reserve.

Any enquiries regarding this correspondence may be referred to the Manager, Land Use for Transport for NSW (South West Region), Maurice Morgan, phone (02) 6923 6611.

Yours faithfully



Per:
Jonathan Tasker
Acting Director, South West NSW