

Our ref: STH08/02250/13
Contact: Phillip Pitt
Your ref: PP-2021-888

13 May 2022

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Bega Valley Council
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PLANNING PROPOSAL – LOT 711 DP 1128593 – PRINCES HIGHWAY, SOUTH PAMBULA

Transport for NSW (TfNSW) refers to your correspondence dated 4 March 2022 regarding the above Planning Proposal (PP).

TfNSW has completed an assessment of the revised PP, based on the information provided and focussing on the impact to the state road network. TfNSW notes:

- the key state road is the Princes Highway;
- the revised PP seeks to rezone Lot 711 DP1128593 to allow for rural residential development. This allowing up to 15 rural residential lots (13 new dwellings);
- Council is seeking advice from TfNSW to assist in its assessment under Clause 2.118 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*;
- the revised PP includes proposed access to Lot 711 DP1128593 via a new intersection with the Princes Highway. This to be a Channelised Right (CHR) turn treatment together with an Auxiliary Left (AUL) turn treatment generally in accordance with **Attachment 1**, Austroads Guide to Road Design and other relevant standards;
- TfNSW previously provided a no objection response to the original PP (refer to the TfNSW letter dated 15 November 2021). In addition, TfNSW had advised preliminary comments for a pending DA in Attachment 2 of that letter. These are re-iterated for your convenience in **Attachment 2** and remain current; and
- the revised PP has been reviewed and it is noted there are no changes to the proposed access treatment as previously proposed.

Having regard for the above, TfNSW has no objections to the PP in principle subject to the comments in **Attachment 3**.

TfNSW requests that any future development application be referred to TfNSW.

If you have any questions please contact Phillip Pitt on 02 8202 1334. Please ensure all future correspondence is sent to development.south@transport.nsw.gov.au.

Yours faithfully



Phillip Pitt

Development Case Officer, Development Services - South Region

OFFICIAL

See attached concept design titled Attachment 1

Preliminary comments that should be addressed as part of any future development application (DA):

1. TfNSW notes the proposed construction of a retaining wall south of the junction to reduce the width of formation. This will require TfNSW approval; more detailed plans can be provided as part of the future DA.

Notes:

- *TfNSW would prefer earthwork batters at this location, if possible, as they are a safer alternative to retaining walls. Retaining walls become a long term TfNSW maintenance liability, and should be avoided where possible.*
2. It is noted the proposed locations for safety barriers have been identified on the drawings, however TfNSW notes details and limits have been left until the detail design of future DA.
 3. Barriers and terminals proposed are required to be TfNSW accepted systems. Details of these can be provided as part of the future DA.
 4. Details of stormwater culverts are required as part of the future DA. Details of the safety barrier installation at the top of the proposed retaining wall will also have to be provided.
 5. TfNSW notes the driveway opposite (Chainage 270.00) will be significantly impacted. It is noted the plans demonstrate the shoulder has been increased to 2.0m, however no details have been provided on how the driveway will be reinstated. TfNSW notes a stormwater drainage culvert may also be required under this access as the table drain runs across it. Details are required to be provided as part of the future DA.
 6. As part of any future DA the applicant will need to ensure that suitable sight distances are available in accordance with Austroads Guide to Road Design requirements.
 7. TfNSW is progressing a current upgrade project to the Princes Highway known as Roadmap to 2040. TfNSW would advise that any future works done on the Princes Highway must align with the Princes Highway Upgrade Program. TfNSW can confirm that there is no current conflict with this program.
 8. The proposed access arrangements to the development (CHR and AUL) should not reduce the safety or accessibility to the property on the other side of the Princes Highway (Lot 2 DP570931).

1. The council needs to be satisfied that as part of this PP sufficient mechanisms will be in place to ensure funding of the required road network upgrades that interface with a state classified road, etc (e.g. satisfactory arrangements clause/urban release area, a Special Infrastructure Contributions Plan, a Planning Agreement or amendment to/creation of a Section 94 Plan).

TfNSW believes that the measures should be agreed to at the PP stage at no cost to TfNSW. TfNSW is concerned that if they are not the opportunity for the developer to contribute to the necessary upgrades may be lost. Additional details should be sought in relation to the above (e.g mechanism, timing).