



22 December 2021

File No: NTH21/00213/01
Your Ref: PP-2021-3937

The General Manager
Richmond Valley Council
Locked Bag 10
CASINO NSW 2470

Attention: Tony McAteer – Strategic Land Use Planner

Dear Sir / Madam,

**RE: Planning Proposal PP-2021-3937 –Village Rezoning at Hills Road, Rileys Hill
Lot 100 DP 1201719, Hills Road, Rileys Hill**

I refer to Council's referral in the NSW Concurrence and Referrals Portal of 2 November 2021 requesting comment from Transport for NSW (TfNSW) in relation to the abovementioned planning proposal.

Roles and Responsibilities

Our 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.

Rileys Hill Road and Hills Road are public (local) roads. Richmond Valley Council is the Roads Authority for all public roads in the local government area pursuant to Section 7 of the *Roads Act 1993*. Council is responsible for setting standards and determining priorities on Local and Regional Roads.

The Department's Gateway Determination of 13 May 2021 requires consultation with TfNSW in accordance with section 3.34(2)(d) of the *Environmental Planning and Assessment Act 1979* and/or to comply with the requirements of relevant Section 9.1 Directions.

Transport for NSW Response

TfNSW has reviewed the referred information and provides the following comments to assist the Council in progressing the Planning Proposal;

1. The supporting Traffic Impact Assessment (TIA) identifies the need for improvements to the Rileys Hill Road and Hills Road intersection to support the future release of land resulting from the rezoning. Council should be satisfied that appropriate road infrastructure can be provided to support the proposed rezoning.

TfNSW recommends Council obtain a strategic (2D) drawing demonstrating the required scope of the works at the intersection, including any warranted intersection treatments and adjustments to vegetation or existing infrastructure in the road reserve.

2. The subject land is not in the immediate vicinity of a village centre, services, educational facilities or employment. Further consideration should be given to how the Planning Proposal can reduce the need for private car travel and improve sustainable transport choices consistent with the 6 guiding principles of Future *Transport Strategy 2056*.

TfNSW recommends that further consideration should be given to active transport infrastructure in the immediate locality and facilities to connect with public transport services operating in the area. It is recommended that any gaps in connectivity are addressed and that consultation be undertaken with relevant bus service providers. TfNSW can be contacted to further discuss alignment with relevant programs.

If you have any further enquiries regarding the above comments please do not hesitate to contact Leisa Sedger, Development Services Case Officer or the undersigned on (02) 6640 1362 or via email at: development.north@transport.nsw.gov.au

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Matt Adams', with a long horizontal flourish extending to the right.

Matt Adams
Acting Manager, Development Services
Community and Place | Region North
Regional & Outer Metropolitan