

19 May 2022

Our Ref: STH22/00115/01

Your Ref: PP-2022-933

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Wingecarribee Shire Council
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PLANNING PROPOSAL NUMBER PP-2022-933, REDUCE MINIMUM LOT SIZE OF LAND AT VILLIERS ROAD AND HILL ROAD MOSS VALE, LOT: 8 AND 9 DP: 875224 LOT:3, 4 AND 5 DP: 844943, 37, 39 AND 41 VILLIERS ROAD MOSSVALE AND 8 AND 10 HILL ROAD MOSS VALE

I refer to the abovementioned Planning Proposal (PP) referred to Transport for NSW (TfNSW) on 20 April 2022.

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

- The key state roads are Robertson Road/Illawarra Highway.
- The PP is to amend the minimum lot size provisions from 8,000m² to 2000m² for land situated at Villiers Road (Lot 8 DP 875224, Lot 9 DP 875224 and Lot 5 DP 844943) and Hill Road (Lot 3 DP 844943 and Lot 4 DP 844943) as a consequence of the rezoning of the Chelsea Gardens Coomungie Urban Release Area to the south of the subject sites although the PP is not a part of the Chelsea Gardens URA.
- No traffic assessment has been prepared and submitted as part of the PP.
- The PP report Version 3 for Exhibition – April 2022 page 4 of 23 outlines *“It is anticipated that, given current lot configuration and access constraints, any further application for subdivision would result in a modest increase of no more than approximately 15 residential allotments.”*
- Villiers Road and Hill Road, which will most likely be the access for the PP are local roads managed by Council. (refer to Attachment 1). TfNSW believes it is more appropriate for Wingecarribee Shire Council to consider and determine if proposed arrangements for the development to and from the above roads are acceptable from a network perspective (i.e. acceptable in terms of safety and efficiency).

TfNSW has no objections to the planning proposal in principle. It is however suggested that a Traffic Impact Study (TIS) be undertaken as part of the PP.

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Further details are contained in **Attachment 1**. Should you require further information please contact Timothy Mahoney, Development Case Officer on (02) 9549 9966 or by emailing development.south@transport.nsw.gov.au.

Yours sincerely

A handwritten signature in dark ink, appearing to be 'T Mahoney', written in a cursive style.

Timothy Mahoney

Development Case Officer, Development Services

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TIS: TfNSW suggests that a TIS be prepared to examine any potential transport related implications of the PP that considers the traffic/vehicle movements for both the development that will result from the PP as well as adjacent development that will be utilising the same road network. TfNSW is specifically interested in the local road connections with the state road network.

As a guide Table 2.1 of the RTA's *Guide to Traffic Generating Developments* outlines the key issues that should be considered in preparing a TIS. In addition, regard should be had for the Austroads publications, particularly the *Austroads Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments* and *Part 3: Traffic Studies and Analysis Methods*.