

15 November 2024

TfNSW reference: STH24/00150/003
Your reference: PR0029-2023

Angela Jones
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**PR0029-2023 – Pre-Planning Proposal Advice for Green Valleys – PART LOT: 1 DP: 881927
– 2926 Illawarra Highway TONGARRA**

Dear Angela

Transport for NSW (TfNSW) is responding to the pre-planning proposal advice request and meeting held on 29 October 2024.

TfNSW has reviewed the information that has been made available to date and does not object to the lodgement of the Planning Proposal (PP). TfNSW understands it will receive the PP, inclusive of the relevant studies and plans for an appropriate intersection treatment at the Highway, for review and comment during the PP exhibition period.

TfNSW provides the below comments specifically relating to the Road Widening Order (RWO) and its impacts to the PP:

- TfNSW notes that the applicant is seeking to lodge a PP with Council to amend Schedule 1 Additional Permitted Uses of Shellharbour Local Environmental Plan 2013 to allow a 'recreational facility (outdoor)' for the subject lot.
- TfNSW is currently reviewing the extent of the RWO impacting part Lot 1 DP881927 based on future infrastructure needs. TfNSW intend to amend the RWO however the formal process is not complete. TfNSW is undertaking a survey to formalise this.
- The applicant has advised that a RWO reduction to 12m width from the southern boundary of the existing road reserve will have minimal impact to the proposal (ie only the overflow carparking and an internal access track would be impacted), as shown in Attachment 1. TfNSW is generally comfortable with this statement. This will need to be confirmed by survey before future development works in close proximity to this boundary are constructed.

If you have any questions, please contact Anna Paul on 02 9595 4624 or email development.south@transport.nsw.gov.au.

Yours faithfully



Anna Paul
A/ Team Leader, Development Services

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See separate PDF titled 'Attachment 1 – STH24_00150_003'

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