

15 June 2023

File No: NTH21/00084/03
Your Ref: A-66608

General Manager
Tweed Shire Council
PO Box 816
MURWILLUMBAH NSW 2484

Attention: Colleen Forbes

Minjungbal Drive (RR7733): DA23/0209, Redevelopment of Tweed Mall, Lot: 1 DP: 866236, 16-32 Wharf Street Tweed Heads

I refer to the abovementioned Development Application referred to Transport for NSW (TfNSW) on 5 June for comment in accordance with Section 2.122 / Schedule 3 of the State Environmental Planning Policy (Transport and Infrastructure) 2021.

TfNSW 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 the Future Transport Strategy.

Minjungbal Drive (RR7733) is an unclassified Regional road and Wharf Street, Frances Street and Bay Street are local roads. Council is the roads authority for these roads and all other public roads in the area, in accordance with Section 7 of the Roads Act 1993.

TfNSW has reviewed the referred information and provides the following comments to assist the consent authority in making a determination:

- The proposed Tweed Mall Redevelopment is a significant distance from the M1 (either via Minjungbal Drive at South Tweed Heads or Kennedy Drive). It is considered that the traffic generated by the new development is unlikely to have a significant impact on the classified (State) road network.
- Council is responsible for setting standards and determining priorities for the local and regional road networks. As such, Council should be satisfied with the scope of the Traffic Impact Assessment (TIA) and the proposed impact on the road network.
- The TIA includes SIDRA analysis of the road network surrounding the site. The analysis shows that the intersection of Wharf Street and Frances Street will require signalisation during stage 3 of the development. Referral to TfNSW will be required at that stage, or at any stage of the development where an intersection is proposed to be upgraded to traffic control signals, as determined by Council.
- The TIA refers to the extension of the Gold Coast light rail system to provide a cross-state infrastructure link and the possibility of the line running past the Tweed Mall. TfNSW has no position on future links at this time.

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ADVICE TO COUNCIL

- TfNSW would encourage consideration of active and public transport facilities and connections to support place outcomes and the objectives of the Future Transport Strategy.
- TfNSW highlights that in determining the application under Part 4 of the Environmental Planning & Assessment Act, 1979 it is the consent authority's responsibility to consider the environmental impacts of any road works which are ancillary to the development.
- All matters relating to internal arrangements on-site such as traffic / pedestrian management, parking, manoeuvring of service vehicles and provision for people with disabilities are matters for Council to consider.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW for our records. Should you require further information please contact Tim Chapman, Development Services Case Officer, on 1300 207 783 or 0412274356 or by emailing development.north@transport.nsw.gov.au.

Yours faithfully



Court Walsh

A/Team Leader Development Services
North Region | Community & Place
Regional & Outer Metropolitan

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