

3 December 2024

TfNSW Reference: SYD24-01904/01
Council Reference: DA413/2024 (CNR-75474)

Craig Swift-McNair
Woollahra Council
General Manager
PO Box 61
Double Bay NSW 1360

Attention: Lauren Samuels

**CONSTRUCT MIXED USE DEVELOPMENT
488-492 OLD SOUTH HEAD ROAD, ROSE BAY**

Dear Mr Swift-McNair,

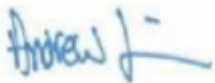
Reference is made to Council's correspondence, concerning the abovementioned development application (**DA**) at 488-492 Old South Head Road, Rose Bay (**Site**), which was referred to Transport for NSW (**TfNSW**) for comment under Section 2.119 and 2.122 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, and concurrence under section 138 of the *Roads Act, 1993*.

TfNSW has reviewed the information provided and has concerns with the DA in its current form. TfNSW is of the view that the DA will create a number of road safety and efficiency issues on Old South Head Road/the state classified road. Detailed comments are provided in **TAB A**.

TfNSW would welcome an opportunity to discuss this matter with Council and the Applicant to clarify the matters raised in **TAB A**, if required.

For more information, please contact Xin Zhao, Land Use Planner via phone on 0466 599 538, by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Lissenden".

Andrew Lissenden
A/Senior Land Use Planner - Eastern
Land Use, Network & Place Planning
Transport Planning | Planning, Integration and Passenger

Tab A – TfNSW comments

TfNSW's reasons for not supporting the DA as currently submitted are detailed below:

1. Adverse impacts on the classified road network: TfNSW notes that the proposed development's traffic generation will impact the surrounding classified road network by the intensification of road users turning right from Old South Head Road (a state classified road) onto Albemarle Avenue to access the proposed development. This right turn movement is undertaken via a shared through and right turn lane on the north approach to the signalised intersection of Old South Head Road and Albemarle Avenue with southbound through movements on Old South Head Road unable to overtake right turning vehicles on the inside lane due to unrestricted on-street parking in the southbound kerbside lane of Old South Head Road.

The above road conditions forces all through traffic to wait behind right turning vehicles, which will be exacerbated by the development's traffic generation. A review of the applicant's SIDRA modelling indicates that the proposed development will result in the vehicle queue on the north approach to the above signalised intersection extending a further 66 metres in the afternoon peak period from 146 metre queue under existing conditions to approximately 213 metres because of the proposed development.

As such, to mitigate the above traffic impact, the applicant should investigate mitigation measures, which may include restricting parking in the southbound lane of Old South Head Road (i.e. between Beaumont Street and the existing 'No Stopping' signpost at the southbound boundary of 509 Old South Head Road), between 3-7pm weekdays (i.e. Monday to Friday).

TfNSW is of the view that once adequate information has been provided to address the above concern the DA should be re-exhibited/notified to enable residents and business owners to comment on the mitigation measures/amended TIA.

To reconsider the submitted DA, TfNSW requires the above matters to be addressed.