



Our ref: STH22/00013
Contact: Cam O'Kane

10 February 2022

Yass Valley Council
BY EMAIL: council@yass.nsw.gov.au

Attention: Ian Dencker

DA210262 (CNR-34349) – PROPOSED CRAGO MILL PRECINCT DEVELOPMENT, LOTS 1 & 2 + LOT 1 DP1152503 + LOT 1 DP176353 + LOT 100 DP1222562 + LOT 820 DP1133811 + LOT 1 DP995339 + LOT 1 DP154508 + LOT G DP24503, CORMUR STREET, YASS.

I refer to your correspondence regarding the subject Application which was referred to Transport for NSW (TfNSW) for assessment and comment.

From the information provided it is understood that the proposal is for construction of a new public administration building, a new public library, a new two-storey commercial office building, a centrally located public plaza, an at-grade parking area and the refurbishment of the heritage-listed Crago's mill. The subject site has frontage and access to the Cormur and Adele Streets within a 50 kmh speed zone. Cormur Street forms part of the Yass Valley Way, which is an unclassified regional road. Polding & Adele Streets are classed as local roads.

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

- The proposal is supported by a Statement of Environmental Effects (SEE) prepared by SMEC dated October 2021 and a Traffic Impact Assessment (TIA) prepared by Genium Civil Engineering Pty Ltd dated September 2021;
- The SEE states that the proposed development seeks to direct vehicular access to the on-site car park from Adele Street which is a local road. No additional vehicular access is proposed on-site;
- The TIA states that "the primary access to the proposed off street car park is planned to be located on Crago Street approximately 100m from the Cormur Street intersection...which will maximise safety and road efficiency by avoiding access onto Cormur Street which has much higher traffic volumes".
- The TIA estimates that the development will generate 418 daily vehicle trips with 77 of these occurring during the peak hour. Results of SIDRA modelling indicate that surrounding intersections would continue to operate at an excellent overall Level of Service of A and will function well within their designed capacity;
- The intersections of Crago & Adele Streets with Cormur Street are sufficiently serviced with roundabouts and will not require upgrading as part of this development.

TfNSW emphasises the need to minimise the impact of development on the existing public road network and maintain the level of safety, efficiency and maintenance along the road network.

Transport for NSW has assessed the Development Application based on the documentation provided and would raise **no objection subject to conditions** on the basis that the Consent Authority ensures that the development is undertaken in accordance with the information submitted.

TfNSW highlights that in determining the application it is the consent authority's responsibility to consider the environmental impacts of any road works which are ancillary (proposed or deemed necessary) to the development. This may include the need for further environmental assessment for any ancillary road works.

Any enquiries regarding this correspondence may be referred to the writer, TfNSW (South Region), phone (02) 6923 6582.

Yours faithfully



Cam O'Kane
Case Officer, Development Services South