

Jessica Thomas <jthomas10@woolworths.com.au>

RE: Moss Vale - Woolworths

1 message

Jeremy Swan <jeremy@theplanninghub.com.au>
To: Jessica Thomas <jthomas10@woolworths.com.au>

4 March 2025 at 12:30

Hi Jessica

Thanks for your email, ultimately these are issues raised by TfNSW that need to be resolved.

I am comfortable if you can get the additional information back to me by Monday 17 March 2025 so it can be forwarded to TfNSW for their final comment.

regards

JEREMY SWAN

DIRECTOR



Mobile: 0438 398 079

Direct: (02) 9220 1764

Main: (02) 9220 1786

E: jeremy@theplanninghub.com.auW: www.theplanninghub.com.auA: Level 57, [25 Martin Place, Sydney, NSW 2000](#)

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From: Jessica Thomas <jthomas10@woolworths.com.au>
Sent: Tuesday, 4 March 2025 12:07 PM
To: Jeremy Swan <jeremy@theplanninghub.com.au>
Subject: Re: Moss Vale - Woolworths

Hi Jeremy

Just circling back on the two items raised by TfNSW recently, as per our discussion late last week. It should be highlighted that TfNSW introduced this truck size restriction early in the design discussions. This is the first time these items have been raised as an issue, TfNSW had confirmed on October 10th and multiple occasions since then that they had no further comments or concerns with the proposed signalised intersection design.

Regarding item 2, our traffic consultant provided TfNSW with an email response to this on 14 January. This email highlighted existing issues with a 16.9 metre truck turning left into Valetta Street from Argyle Street, meaning it is highly unlikely that truck movements of this nature currently occur, but the email also identified suitable alternate routes should they be necessary. Tim Rogers had also prepared 16.9m truck swept paths (attached) to support the following alternate routes for Coles and IGA (although observations of the IGA loading would suggest a 16.9m truck is not servicing the IGA):

- Left turn into Kirkham Street from Argyle Street (Figure 10) – truck crosses centre line in Kirkham Street
- Right turn into Kirkham Street from Argyle Street (Figure 11) – swept path shows it works
- Left turn into Valetta Street from Argyle Street with existing intersection layout (Figure 6) – truck significantly crosses centre line in Valetta Street
- Right turn into Valetta Street from Argyle Street with existing intersection layout (Figure 7) – swept path shows it works
- Left turn into Valetta Street from Argyle Street with proposed new traffic signal layout (Figure 9) – truck body turns within lanes but not all clearances, although safer outcome than Figure 6
- Right turn into Valetta Street from Argyle Street with proposed new traffic signal layout (Figure 8) – swept path shows it works
- Left turn into Elizabeth Street from Robertson Road (Figure 4) - swept path shows it works
- Right turn into Elizabeth Street from Robertson Road (Figure 3) - swept path shows it works

Figures 1, 2 and 5 also show 16.9m swept paths at roundabouts at Elizabeth Street with Kirkham Street and Valetta Street.

These swept paths demonstrate that the proposed traffic signals at the Valetta Street/Argyle Street intersection and a restriction for vehicles over 12.5m turning left from Argyle Street into Valetta Street, would not restrict access by a 16.9m long articulated truck (or larger) to service either the Coles or IGA sites with a number of alternate routes available. The provision of traffic signals would result in a better (safer) outcome if a 16.9m truck was in fact turning left into Valetta Street with significantly less (if any) crossing onto the opposite side of the road.

Additionally, a detailed traffic submission was lodged with Council during the DA notification period in 2023 - although the details were redacted, we believe this submission was on behalf of the existing IGA business. This traffic review didn't raise any issues with the proposed intersection creating delivery issues for existing businesses.

Notwithstanding all of the above, as Council have confirmed they do not have this information on file, the only way for us to close out item 1 raised by TfNSW is to install a camera for 7 days and review the video footage to confirm if any articulated trucks are turning into Valetta Street. If there are, we can formalise the alternate suitable routes with these supporting swept paths. Either way, there is a solution. The camera has been scheduled for installation tomorrow, Wednesday 5 March, and the report is expected to be ready for return back to Council by Monday 17 March.

Please let me know if you have any concerns with the approach outlined above.

Thanks.

Jessica Thomas
Senior Development Manager

M 0410 127 101
E jthomas10@woolworths.com.au

1 Woolworths Way Bella Vista, NSW 2153



We acknowledge the many Traditional Owners of the lands on which we operate, and pay our respects to their Elders past, present and emerging as the custodians of the oldest continuing cultures on the planet. Woolworths Group remains actively committed to Australia's reconciliation journey.



On Thu, 27 Feb 2025 at 13:40, Jeremy Swan <jeremy@theplanninghub.com.au> wrote:

Correct

JEREMY SWAN

DIRECTOR



Mobile: 0438 398 079

Direct: (02) 9220 1764

Main: (02) 9220 1786

E: jeremy@theplanninghub.com.au

W: www.theplanninghub.com.au

A: Level 57, 25 Martin Place, Sydney, NSW 2000



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From: Jessica Thomas <jthomas10@woolworths.com.au>

Sent: Thursday, 27 February 2025 1:40 PM

To: Jeremy Swan <jeremy@theplanninghub.com.au>

Subject: Re: Moss Vale - Woolworths

Thanks Jeremy. I am actioning now and will provide an update on timing as a priority. Am I correct in understanding that Council do not have the delivery movements/size of the existing supermarkets in Moss Vale on file?

Jessica Thomas
Senior Development Manager

M 0410 127 101
E jthomas10@woolworths.com.au

1 Woolworths Way Bella Vista, NSW 2153



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On Thu, 27 Feb 2025 at 13:19, Jeremy Swan <jeremy@theplanninghub.com.au> wrote:

Hi Jessica

TfNSW uploaded it on the 22/1/25 and I then uploaded it again on 24/1/25(attached) with the following action on the Portal

Case ID	Requested On	Responded On	Request comments	Response comments	Current status		
AI-1592208	24/01/2025		Dear Applicant Please find attached a final RFI from TfNSW. You are requested to provide a response to TfNSW's request by COB Friday 31st January 2025 to allow the information to be re-referred back to TfNSW and the determination of the application. any questions or issues please let me know. Jeremy Swan Consultant Town Planner 0438 398 079		In-Progress		Close case
				Hi Jeremy,			

Regards

JEREMY SWAN
DIRECTOR



Mobile: 0438 398 079
Direct: (02) 9220 1764
Main: (02) 9220 1786
E: jeremy@theplanninghub.com.au
W: www.theplanninghub.com.au
A: Level 57, 25 Martin Place, Sydney, NSW 2000



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From: Jessica Thomas <jthomas10@woolworths.com.au>
Sent: Thursday, 27 February 2025 12:27 PM
To: Jeremy Swan <jeremy@theplanninghub.com.au>
Subject: Moss Vale - Woolworths

Hi Jeremy

Was the letter you loaded onto the portal to Premise from Council or from TfNSW? Is it possible to get a copy emailed to me?

Thanks.

Jessica Thomas
Senior Development Manager

M 0410 127 101
E jthomas10@woolworths.com.au

1 Woolworths Way Bella Vista, NSW 2153



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