

2 April 2025

TfNSW reference: STH24/00374/007

Your reference: DA24/0212 / CNR-61209 (A-73547)

Jeremy Swan

Wingecarribee Shire Council

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**DA24/0212 – Shopping centre including Woolworths, subdivision and intersection works (inc traffic signals)– LOT 1 DP1192022 & LOT 11 DP1192264, 231 - 233 Argyle Street MOSS VALE**

Dear Jeremy

Transport for NSW (TfNSW) is responding to the additional information provided by the applicant on 27 March 2025 regarding DA24/0212.

TfNSW has reviewed the information and has no objections to the proposed development provided that the conditions in Attachment 1 are included in the development consent. TfNSW's suggested conditions include updates to the proposed intersection design, for minor kerb adjustments to improve pedestrian safety and facilitate access to Valetta Street for 19m heavy vehicles.

ARTC has been referred this development application (DA) separately and are the relevant organisation to provide comments in relation to the adjoining development as the rail infrastructure owner.

TfNSW notes 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 that are ancillary to the development (such as the impacts of the proposed intersection changes including no stopping signage on surrounding businesses, heritage implications of signals, etc). Depending on the nature of the works, the Council may require the developer to submit a further environmental assessment for any ancillary road works.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW. If you have any questions, please contact Anna Paul, Development Services Case Officer, on (02) 9595 4624 or email [development.south@transport.nsw.gov.au](mailto:development.south@transport.nsw.gov.au).

Yours faithfully



**Chris Millet**

Manager, Development Services

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Attachment 1

**DA24/0212 – Shopping centre including Woolworths, subdivision and intersection works (inc traffic signals)– LOT 1 DP1192022 & LOT 11 DP1192264, 231 - 233 Argyle Street MOSS VALE**

## Context

TfNSW notes for this DA:

- The key state road is Argyle Street (Illawarra Highway).
- Council is seeking advice from TfNSW to assist in its assessment under SEPP (Transport and Infrastructure) 2021, s2.122 traffic generating development.
- The DA has also been referred to TfNSW under s2.98(2) development adjacent to rail corridors. ARTC has been referred this DA separately as the relevant organisation to provide comments in relation to the adjoining development as the rail infrastructure owner.
- The development proposes the construction of a Woolworths supermarket, with at grade car parking, and other retail spaces on a portion of currently vacant land at 233 Argyle Street. Access to the site for customer and service vehicles is proposed via adding a fourth leg to the Argyle Street/Valetta Street intersection and signalling this intersection, through 231 Argyle Street (Council land). Secondary access for customers is also proposed via Hoskins Street. The signalised arrangement includes 12.5m turn restrictions for left and right turns into Valetta Street as shown in **Attachment 2**.
- The applicant is working with TAHE, Endeavour Energy, and adjacent landowners to gain access to the land required to facilitate the signalised intersection arrangement and path network (shown as shaded areas in DA drawing 22T73\_EX\_C730 rev 16).
- The applicant has provided additional information that indicates that vehicles up to 19m currently turn at the intersection of Argyle Street and Valetta Street. These vehicles cross the centreline of Valetta Street when performing a left turn from Argyle Street. TfNSW's internal review indicates that there are opportunities to facilitate 19m heavy vehicle access to Valetta Street from Argyle Street through minor amendments to the intersection arrangement proposed by the applicant (ie adjustments to the kerb alignments). **Attachment 3** provides extracts of the sketches of the potential changes.

## Conditions

### Operational

1. For the life of the development, the largest vehicle to use the site must not be larger than a 14.7m truck.

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**Prior to the issuing of the Construction Certificate, the developer must:**

1. Submit an updated strategic design of the signalised intersection and obtain TfNSW written acceptance to the updated design demonstrating:
  - a. minor kerb adjustments to the north east corner of the intersection, to facilitate 19m heavy vehicle left turn movements into Valetta Street, as shown in the sketch provided in **Attachment 3a**, taking into consideration the required extent of no stopping zone on Valetta Street;
  - b. kerb adjustments to the south west corner of the intersection, to enhance pedestrian visibility at the crossing of the site access, and to negate the need for a length restriction onto Valetta Street for right turning vehicles, generally in accordance with the sketch provided in **Attachment 3b**;
  - c. adjustments to the site approach lanes to the signals, to show that two vehicles in adjacent lanes can approach the signals concurrently;
  - d. identification of an appropriate arrangement, such as an easement, to enable TfNSW to maintain all signal related infrastructure outside of the road reserve (ie within 231 Argyle Street); and
  - e. drainage pit typical locations on Valetta Street and the eastern kerb line of Argyle Street, noting drainage pits must be relocated to ensure water does not pool at the pedestrian crossings.
2. Lodge the necessary application with supporting document/s to formalise the easement to legally enable TfNSW ongoing access for maintenance for all signal related infrastructure outside of the road reserve.
3. Enter into a Works Authorisation Deed (WAD) with TfNSW for the installation of traffic signals at the intersection of Argyle Street, Valetta Street and the site access.

**Notes:**

- A WAD is a legally binding contract between TfNSW and the developer, authorising the developer to undertake works on a State road and install traffic signals.
- To progress the WAD, the developer needs to email a copy of the conditions of development consent to [development.south@transport.nsw.gov.au](mailto:development.south@transport.nsw.gov.au)
- All roadworks and traffic control facilities must be undertaken by a pre-qualified contractor. A copy of pre-qualified contractors can be found on the TfNSW website via [this link](#).
- Any new services or modifications to existing services associated with this development application that involve works on, over or under Argyle Street (as defined the area from kerb to kerb) must be incorporated into, and managed under, the Works Authorisation Deed for the project. Note: It is the developer's responsibility to identify these works to TfNSW project manager.
- More information on WADs can be found at [this link](#).

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4. Demonstrate to the satisfaction of Council the post development storm water discharge from the subject site, if going into the Argyle Street drainage system, does not exceed the pre-development application discharge.
5. Provide and obtain TfNSW and Council written acceptance of a construction management plan, which must include proposed bus stop impacts and mitigation measures (eg temporary bus stop relocation etc).
6. Undertake pre-construction noise monitoring for sensitive receivers potentially impacted by the installation of the traffic signals to the satisfaction of TfNSW.

**Prior to the commencing works within the road reserve, the developer must:**

1. Obtain Section 138 consent under the Roads Act, 1993 for the works associated with the WAD.

*Notes:*

- *TfNSW will be exercising its powers under Section 64 of the Roads Act, 1993 to become the roads authority for works associated with the WAD and therefore responsible for issuing the Section 138 consent for those specific works.*
- *TfNSW **must** receive proof prior to Detailed Design Acceptance that the owners of third party land has given authority for construction to occur and that the process of acquisition has been initiated.*

2. Apply for and obtain a Road Occupancy Licence (ROL) from TfNSW prior to commencing roadworks on a State road or any other works that impact a travel lane of a State road or impact the operation of traffic signals on any road.

*Notes:*

- *For information on the ROL process and to lodge an ROL application, please visit [this link](#).*
- *The applicant will need to create an account (this may take a few days to register), prior to submitting the ROL application. The applicant must submit the ROL application 10 business days prior to commencing work. It should be noted that receiving an approval for the ROL within this 10 business day period is dependent upon TfNSW receiving and accepting an accurate and compliant Traffic Management Plan (TMP).*
- *The application will require a TMP to be prepared by a person who has the appropriate qualification to prepare TMPs. Should the TMP require a reduction of the speed limit, a Speed Zone Authorisation from TfNSW will also be required.*
- *The ROL application must include the authorisation letter from TfNSW Project Manager. The authorisation letter reference number is to be provided within the project description of the ROL application.*

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**Prior to the issuing of the Occupation Certificate, the developer must:**

1. Upgrade the junction of Argyle Street, Valetta Street and the site access to traffic signals to the satisfaction of TfNSW, generally in accordance with **Attachments 2, 3a and 3b**, Austroads Guide to Road Design and other relevant standards.

*Notes:*

- *The pavement design on Argyle Street must be in accordance with Austroads standards. A full width re-sheet of the whole intersection including approaches will be required to remove redundant line marking.*
  - *Where required, the developer must upgrade/provide lighting in accordance with Australian Standard AS/NZS1158.*
  - *All works need to be completed at no cost to TfNSW.*
2. Finalise the creation of an easement in favour of TfNSW, or other legally binding mechanism, to enable TfNSW ongoing access for maintenance of traffic signal related infrastructure at the intersection of Argyle Street and the site access, to the satisfaction of TfNSW.
  3. Undertake post-construction noise monitoring for sensitive receivers around the traffic signals to the satisfaction of TfNSW and, where necessary, mitigate increased road traffic noise associated with the traffic signals on nearby residents (and other sensitive receivers) in accordance with the Department of Environment, Climate Change and Water's Environmental Criteria for Road Traffic Noise, to the satisfaction of TfNSW.
  4. Relocate the existing bus stop as generally shown in 'Linemarking and Signposting Plan', to the satisfaction of Council and TfNSW.

**Attachment 2**

**DA24/0212 – Shopping centre including Woolworths, subdivision and intersection works (inc traffic signals)– LOT 1 DP1192022 & LOT 11 DP1192264, 231 - 233 Argyle Street MOSS VALE**

*See separate PDF titled “Attachment 2 – STH24\_00374\_007 – intersection plan”*

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Technical drawing of a road intersection showing proposed traffic signal and kerb changes. The drawing includes the following elements:

- Streets:** ARGYLE STREET (top) and VALETTA STREET (left).
- Proposed Traffic Signal:** A rectangular signal head with a red background and white text, showing "PM S 19M" and "AUS 2021". It is mounted on a pole.
- Proposed Kerb Change:** A pink shaded area indicates the proposed kerb line, with a label "MOVE KERB 0.5m BACK TO ACCOMMODATE TURN".
- Existing Features:**
  - Existing No Stopping Sign (R1-1) with text "EXISTING SIGN".
  - Existing Right Turn Lane (R2-1) with text "EXISTING SIGN".
  - Existing Light Pole to be Relocated.
  - Existing BB Line (Blue Line).
- Proposed Features:**
  - Proposed Traffic Signal Pole (Refer Traffic Drawings for Details).
  - Proposed Right Turn Lane (R2-1) with text "PROPOSED SIGN".
  - Proposed Kerb Line (Pink shaded area).
  - Proposed Right Turn Lane (R2-1) with text "PROPOSED SIGN".
- Other Labels:**
  - "EXISTING NO STOPPING SIGN TO REMAIN".
  - "EXISTING LIGHT POLE TO BE RELOCATED".
  - "REMOVE EXISTING BB LINE".
  - "WIDER PRAM RAMP AND CROSSING".
  - "PROPOSED TRAFFIC SIGNAL POLE. REFER TRAFFIC DRAWINGS FOR DETAILS".
  - "EXISTING NO STOPPING SIGN".
  - "EXISTING RIGHT TURN LANE (R2-1)".
  - "PROPOSED RIGHT TURN LANE (R2-1)".
  - "PROPOSED KERB LINE".
  - "PROPOSED TRAFFIC SIGNAL POLE".
  - "PROPOSED TRAFFIC SIGNAL HEAD".
  - "PROPOSED TRAFFIC SIGNAL MOUNTING".
  - "PROPOSED TRAFFIC SIGNAL POLE".
  - "PROPOSED TRAFFIC SIGNAL HEAD".
  - "PROPOSED TRAFFIC SIGNAL MOUNTING".

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