

18 November 2025

TfNSW reference: STH24/00251/005
Your reference: DA2023.351 (CNR-67078)

Bega Valley Shire Council
By Email: fsteward@begavalley.nsw.gov.au
CC: council@begavalley.nsw.gov.au

Attention: Fay Steward

DA2023.351 – Wolumla Valley Estate Concept Master Plan and Stage 1 residential subdivision – LOT: 2 DP: 1287077 – 22 Mine Lane, WOLUMLA

Dear Fay

Transport for NSW (TfNSW) is responding to DA 2023.351, referred on 21 October 2025 regarding the subject subdivision and associated plans to modify the intersection of the Princes Highway and Candelo-Wolumla Road (Scott Street).

TfNSW has reconsidered its position and believes the existing arrangements at the intersection of the Princes Highway and Candelo-Wolumla Road (Scott Street) are the most appropriate to accommodate Stage 1 of the development. A detailed explanation is provided in Attachment 1. Given the above, the recommended conditions outlined in our letter dated 26 May 2025 no longer apply and do not need to be included in the consent for Stage 1.

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 myself on (02) 9983 3153 or email development.south@transport.nsw.gov.au.

Yours faithfully



Chris Millet
Manager, Development Services

DA2023.351 – Wolumla Valley Estate Concept Master Plan and Stage 1 residential subdivision – LOT: 2 DP: 1287077 – 22 Mine Lane, WOLUMLA

Context

TfNSW notes for this DA:

- The key state road is Princes Highway.
- Council is seeking advice from TfNSW to assist in its assessment under State Environmental Planning Policy (Transport and Infrastructure), s2.122 (traffic generating development).
- The subject lot is Site 1 of the Wolumla growth area, as identified in the Bega Valley Development Control Plan (DCP), 2013. The Wolumla DCP requires the Masterplan (including a TIA) to be endorsed by Council prior to the lodgement of a subdivision application. As outlined in Chapter 7.8, the TIA must include the identification of road infrastructure upgrades, strategic designs, costs and indicative time frames/triggers for delivery of upgrades is required.
- The updated application seeks approval for a concept masterplan Wolumla Valley Estate (referred to as *Junor* in the TIA), which will yield approximately 391 residential lots. This DA also seeks approval for the first stage of the subdivision to yield 136 variably sized residential allotments, an allotment for the retail precinct as well as the delivery of main open space and recreation areas over nine (9) sub-stages.

TfNSW comments on upgrades to the Highway

As you would be aware, TfNSW had previously supported the identified intersection upgrades outlined in Table 3 of the Traffic Impact Assessment (TIA) dated 14 April 2025, for the Princes Highway intersections.

Since that time, TfNSW, separate to the matter of this private development, has identified a potential safety problem at the intersection of the Princes Highway and Candelo-Wolumla Road (Scott Street). This potential problem relates to southbound traffic on the Highway and the inability for a through vehicle to safely pass a vehicle waiting to turn right into Candelo-Wolumla Road (Scott Street).

TfNSW has undertaken a crash analysis of the intersection (for the past 5 years). It shows that there were two crashes at the intersection, both were serious crashes and both related to southbound vehicles (a rear right crash, and an off right crash).

Recognising the crash history, as well as road environment for southbound vehicles at the intersection (narrow formation on a downhill section of the Highway shortly after the termination of an overtaking lane), TfNSW determined it was appropriate to investigate

improvements to address this concern. In this regard, TfNSW has commenced investigations into providing a right turn bay for southbound vehicles and prepared strategic designs for options as shown in Attachment 2. TfNSW is now seeking funding to develop this idea further and, if supported, for construction.

Given the above, and recognising the existing northbound arrangements allow a northbound vehicle to safely pass vehicles turning left into Candelo-Wolumla Road (Scott Street), TfNSW believes it appropriate to retain the arrangements as they are for Stage 1 of the development.

Beyond Stage 1 of the development, TfNSW believes this matter needs to be reconsidered, given each stage of this development will increase both the left turn into Candelo-Wolumla Road (Scott Street) and the right turn out of Candelo-Wolumla Road (Scott Street). On this basis, TfNSW believes development applications for subsequent stages need to be supported by a traffic impact assessment which includes:

- Consideration of the safety performance of the intersection.
- Consideration of the likely impact of the additional trips at both intersections on the Princes Highway. This should include consideration of turn warrants and delay for the right turn movements onto the Princes Highway.
- Identification of appropriate upgrades to support the additional movements. For the intersection of the Princes Highway and Candelo-Wolumla Road (Scott Street), TfNSW believes this should include consideration of both an AUL treatment and a CHL treatment.
- Strategic design/s in accordance with [TfNSW's Fact Sheet](#) to support any proposed intersection upgrade/s which consider the attached TfNSW Strategic Design.

Attachment 2

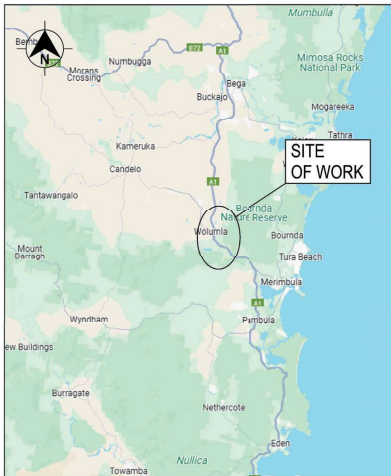
See separate attached document 'TfNSW strategic design'

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BEGA VALLEY SHIRE COUNCIL LGA HW1 - PRINCES HIGHWAY

INTERSECTION UPGRADE AT CANDELO-WOLUMLA RD WOLUMLA



LOCALITY PLAN MAP DATA (C) GOOGLE 2025

ROAD DESIGN STRATEGIC DESIGN

PART INDEX

CODE	NAME
GN	GENERAL
RW	ROAD ALIGNMENT AND DETAIL

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SHEET NAME	SHEET DESCRIPTION	ISSUE										
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COVER SHEET	GN-0001	Refer to Amendment Box										
SHEET INDEX	GN-0101											
TYPICAL CROSS SECTIONS - OPT 1 & 2												
DETAIL PLAN - OPTION 1	RW-0101	6/05/2025	10/06/2025									
DETAIL PLAN - OPTION 2 - 1 OF 2	RW-0201	6/05/2025	10/06/2025									
DETAIL PLAN - OPTION 2 - 2 OF 2	RW-0202	6/05/2025	10/06/2025									

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OPTION 1 - HW1 PRINCES HIGHWAY
TYPICAL SECTION AT CHR(S)
CH1250 - CH1320

OPTION 2 - HW1 PRINCES HIGHWAY
TYPICAL SECTION AT CHR(S)
CH1250 - CH1320

OPTION 1 & 2 - CANDELO-WOLUMLA ROAD
TYPICAL SECTION ~CH100

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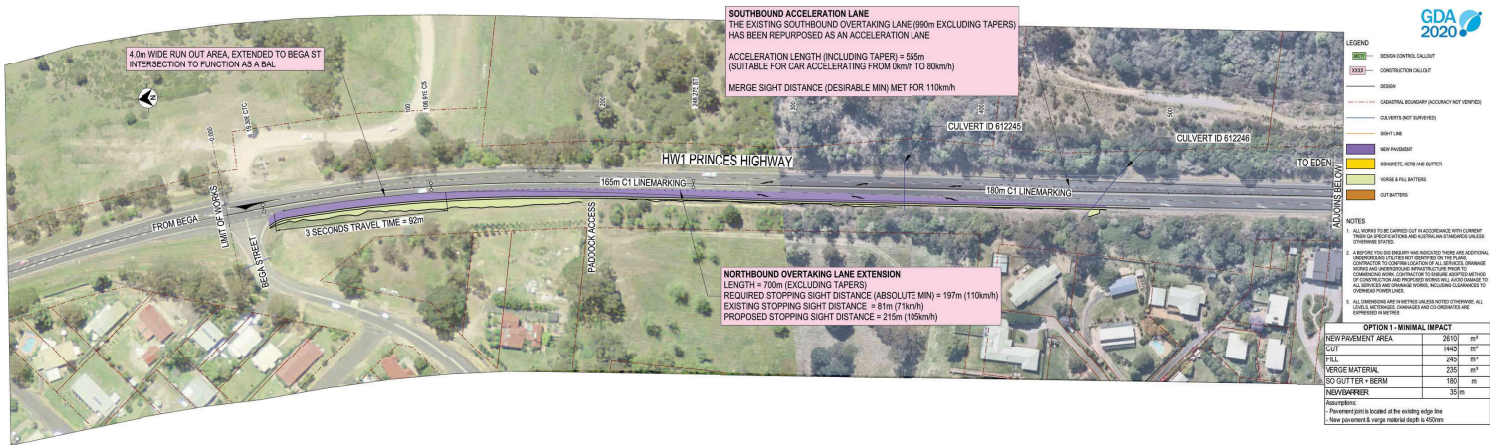


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