

26 May 2023

File No: NTH22/00497/02

Your Ref: 2200

General Manager
Port Stephens Council
PO Box 42
RAYMOND TERRACE NSW 2324

Attention: Sarah Connell

Nelson Bay Road (MR108): PP-2022-2959, Regularise the existing approved use and enable an extension of this use to adjoining land by including the subject land in Schedule 1 of the Port Stephens Local Environmental Plan 2013 to allow a Caravan Park. Rezone part of site to C2 Environmental Conservation. Lot 51 DP 1175028, Lot 3622 DP 622485 and Lot 2 DP 622229, Nelson Bay Road, Bobs Farm

I refer to the abovementioned Planning Proposal referred to Transport for NSW (TfNSW) on 16 May 2023.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the *Future Transport Strategy*.

Nelson Bay Road (MR108) is a classified State Road and Binder Road and Trotter Road are local roads. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW has reviewed the information provided and raises no objection to or requirements for the Planning Proposal.

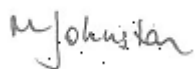
ADVICE TO COUNCIL

- TfNSW notes that the TIA addressed the upgrade of Trotters Road as part of the approval of the adjoining caravan park and that it will be used as access for this proposal.
- The developer is responsible for mitigating any noise and vibration impacts of Nelson Bay Road on sensitive developments which may be introduced by the Planning Proposal.
- The proposal should consider active transport connectivity to existing walking and cycling paths.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW for our records. Should you require further information please contact Tim Chapman Development Services Case Officer, on 1300 207 783 or 0412274356 or by emailing development.north@transport.nsw.gov.au.

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Yours faithfully



Marg Johnston

Team Leader Development Services

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