

21 August 2023

TfNSW Reference: SYD23/00503/02
DPE Reference: PP-2023-545



Ms Elizabeth Richardson
General Manager
Hawkesbury City Council
PO Box 146
Windsor NSW 2756

Attention: Lachlan Mackenzie

**PLANNING PROPOSAL TO AMEND HAWKESBURY LOCAL ENVIRONMENTAL PLAN
1905-1913 BELLS LINE OF ROAD, KURRAJONG HEIGHTS**

Dear Ms Richardson,

Reference is made to the Department of Planning and Environment's (DPE) referral on the Planning Portal seeking comment from Transport for NSW (TfNSW) on the Planning Proposal (Proposal) to amend the Hawkesbury Local Environmental Plan (LEP) 2012 that involves reclassifying land known as 1905 and 1913 Bells Line of Road, Kurrajong Heights (Lot 2 and 3 DP 582878) from Community Land to Operational Land. TfNSW notes that:

- The Proposal seeks reclassification of land from 'Community' to 'Operational' will enable Council to enter a lease or sell the land.

TfNSW appreciates the opportunity to provide comment on the planning proposal and reiterates the comments provided in the agency's previous letter of 22 May 2023 to DPE (**TAB A**).

Should you have any questions or further enquiries in relation to this matter, Jeanne Roach, Land Use Planner would be pleased to receive your call on phone 0459 880 838 or via email: development.sydney@transport.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "BEPeg".

Brendan Pegg
Senior Manager, Strategic Land Use
Planning and Programs, Greater Sydney Division

OFFICIAL

27-31 Argyle Street Parramatta NSW 2150
PO Box 973 Parramatta CBD NSW 2124

W transport.nsw.gov.au

Transport for NSW

22 May 2023

TfNSW Reference: SYD23/00436/01
DPE Reference: PP-2023-545/ EF23/3815



Ms. Louise McMahon
Director, Agile Planning
Delivery, Coordination, Digital and Insights
Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124

Attention: Ms Ingrid Zhu

PLANNING PROPOSAL 1913 AND 1905 BELLS LINE OF ROAD, KURRAJONG HEIGHTS

Dear Ms McMahon

Reference is made to the Department of Planning and Environment's (DPE) letter seeking comment from Transport for NSW (TfNSW) on the Planning Proposal (**Proposal**), and whether the above sites are still required for road widening purposes. TfNSW notes that the Proposal involves reclassifying the land known as 1913 and 1905 Bells Line of Road (Lot 2 and 3 DP582878) from 'Community' to 'Operational Lane', which will enable Council to enter a lease or sell the land as part of the Proposal.

After review of the Proposal, TfNSW advises that the Commonwealth Government has committed \$100 million to provide safety infrastructure upgrades along Bells Line of Road. TfNSW are in the process of determining the location of these upgrades which may affect Lot 2 and 3 DP582878, and as such the Proposal and associated future development on the above lots should not impact the integrity of the existing road widening affectation for future road purposes.

In addition to the above, TfNSW advises that there is a current misalignment with the NSW cadastre and TfNSW property data. Consequently, the aerial imagery shown in **TAB A** should only be used as a representation and a detailed survey should be undertaken to investigate accurate property data.

Should you have any questions or further enquiries in relation to this matter, please don't hesitate to contact Land Use Planner, Jennifer Chen, via email development.sydney@transport.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "BEPegg".

Brendan Pegg
A / Director Land Use
Planning and Programs, Greater Sydney Division